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ESTATE AGENTS

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38 SURTEES STREET, DARLINGTON, DL3 6PP

Offers In Excess Of £65,000

Targeted towards the investor, this property has been a successful long term let and is offered for sale with no onward chain. Situated in a prime location which is convenient for the local shops, amenities and schools of the area. Also being close to regular bus routes and excellent transport links.

The mid terraced residence has a spacious lounge leading through to a kitchen diner which overlooks a larger than average courtyard with mature garden beds. To the first floor there are two bedrooms which are serviced by a jack and jill shower room/wc.

Warmed by gas central heating and being fully double glazed.





ENTRANCE VESTIBULE
A composite door opens into the vestibule which in turn has a door opening into the lounge.

LOUNGE
13'10" x 11'8" (4.23 x 3.58)
A sizeable reception room with a window to the front aspect a gas fire is to the heart of the room and a built in cupboard houses the utility meters. A door leads through to the staircase to the first floor and to the kitchen.

KITCHEN
11'2" x 8'5" (3.42 x 2.57)
The kitchen is fitted with a range of wall, floor and drawer cabinets with fitted worksurfaces. There is a free standing gas cooker and plumbing for an automatic washing machine. A large under stairs recess provides further storage and the room has two windows and a door to the rear courtyard.

FIRST FLOOR

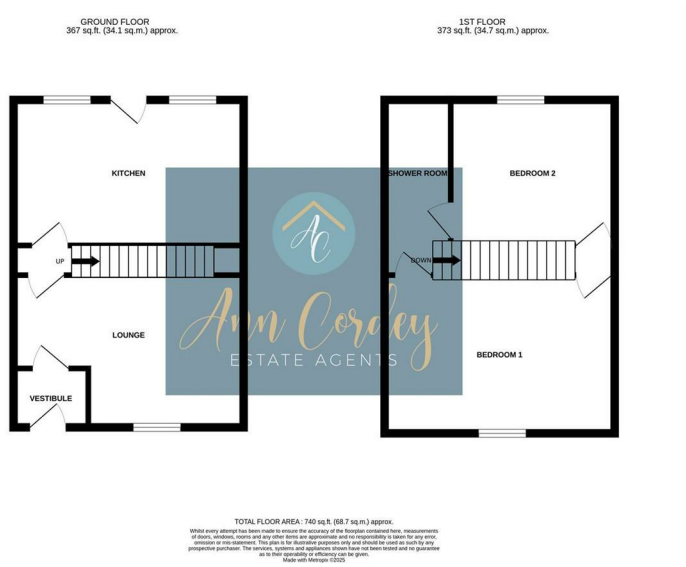
LANDING
The landing leads to both of the bedrooms.

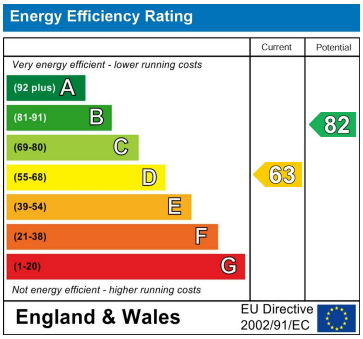
BEDROOM ONE
14'0" x 11'5" (4.28 x 3.50)
A generous double bedroom with fitted wardrobes and a window to the front aspect. A door from the bedroom leads to the 'jack & jill' style shower rrom/wc.

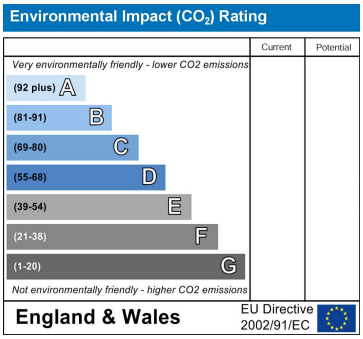
SHOWER ROOM WC
Shower cubicle with mains fed shower, pedestal handbasin and WC. Finished with tiled ceramics and having doors to both bedrooms.

BEDROOM TWO
8'7" x 6'11" (2.64 x 2.13)
Bedroom two is to the rear of the property and also has access to the shower room.

EXTERNALLY
A larger than average courtyard is to the rear of the property with mature plants and trees to the garden bed. There is also a timber shed and gates to the rear service lane.







YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.





NAEA National Association of Estate Agents
The Property Ombudsman