

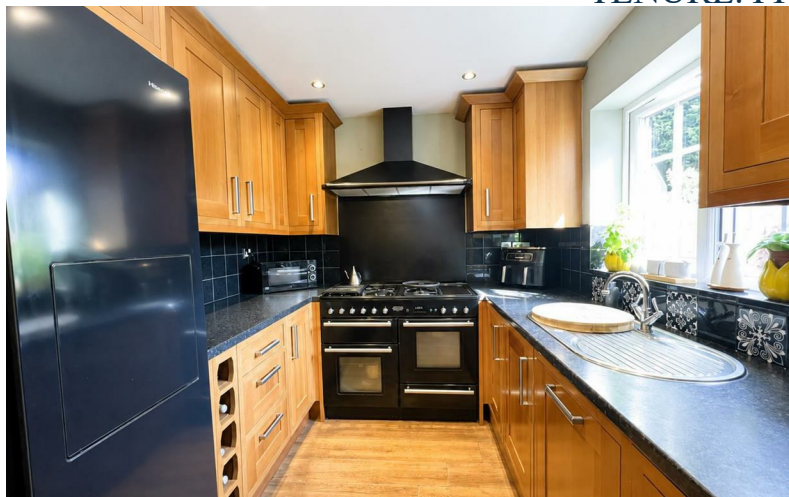


112 PENDLETON ROAD, DARLINGTON, DL1 2YS

Offers In The Region Of £230,000

A beautifully presented three bedroom detached property, situated in the popular Harrowgate Hill area of Darlington. Extended to the rear and enjoying an open aspect beyond the rear garden, this lovely family home is ideally suited to a wide range of buyers and occupies a pleasant position within a quiet residential street.

TENURE: FREEHOLD



The property offers well-proportioned and versatile accommodation, with the ground floor particularly well suited to modern family living and entertaining. Internally, the accommodation comprises an entrance vestibule, spacious lounge which is open plan to the dining area and kitchen, creating a useful L-shaped living space and making excellent use of the available accommodation. From the dining area, there is access into the rear extension, currently utilised as a home office, with a useful shower room/WC situated just off this area.

To the first floor are three bedrooms together with the family bathroom/WC.

Externally, the property benefits from a driveway to the front providing off-street parking. To the rear is an enclosed garden with a raised patio seating area, providing an ideal space for outdoor dining and entertaining, whilst enjoying an attractive open aspect to the rear.

Harrowgate Hill is a popular residential area to the north-east of Darlington, offering a good mix of established housing and newer residential developments. The area benefits from a range of local amenities, including convenience stores, schools and everyday facilities, whilst Darlington town centre is readily accessible. There are also good road links providing convenient access towards the A167 and the wider North East, making the area a popular choice for families and commuters alike. The nearby North Road area also provides further amenities and transport connections.

ENTRANCE HALL

LOUNGE/DINING ROOM
22'8 x 10'00 (6.91m x 3.05m)

KITCHEN
10'01 x 7'03 (3.07m x 2.21m)

OFFICE
10'01 x 9'10 (3.07m x 3.00m)

WET ROOM
10'02 x 6'03 (3.10m x 1.91m)

BEDROOM ONE
11'05 x 9'0 (3.48m x 2.74m)

BEDROOM TWO

BEDROOM THREE
8'5 x 8'4 (2.57m x 2.54m)

BATHROOM
8'1 x 5'06 (2.46m x 1.68m)



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, sections, rooms and any other items are approximate and no responsibility is taken for any error. This plan is for guidance only and should not be relied upon for any purpose. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency. See the guide to the floorplan on page 10/20.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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.

