



Ann Cordey
ESTATE AGENTS

12 Regal Drive, Darlington, DL1 3EX
Offers In The Region Of £160,000



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Occupying a pleasant position at the end of a cul-de-sac in the popular area Springfield/Harrowgate Hill area of Darlington. The property has been a much loved family home for a number of years and is well maintained and presented whilst offering the exciting potential to improve to a new owner.

The accommodation is well proportioned and comprises of a large lounge which leads through to an open plan kitchen and dining area. To the first floor there are three bedrooms and a bathroom/WC. The garden to the front is open plan and laid to lawn with a paved driveway for off street parking which sits just in front of a single garage. The rear garden is enclosed and well established with mature fruit trees including, pear, apple and plum.

The location is ideal for walking distance to a number of schools. Local shops are on hand along with major supermarkets. There are regular bus services to the area and excellent transport links to the town centre, Teesside and towards the A1M, both North & South.

The property is warmed by gas central heating and is fully double glazed.

TENURE: Freehold

COUNCIL TAX:

RECEPTION HALLWAY

A UPVC door opens into the reception hallway which has a karndean floor and has double wooden doors opening into the lounge and the staircase leading to the first floor.

LOUNGE

14'2" x 12'9" (4.32 x 3.89)

A welcoming reception room with a window to the front aspect. A feature fireplace to the chimney breast has a gas fire with back boiler. A door from the lounge leads through to the kitchen & dining room.

KITCHEN & DINING ROOM

15'11" x 11'1" (4.86 x 3.40)

A sizeable open plan space with a range of cabinets with work surfaces and stainless steel sink unit. There is plumbing for an automatic washing machine and the integrated appliances include an electric oven and hob. There is a breakfast bar that splits the room and the dining area can easily accommodate a family dining table. There are windows to the rear and a door leading out to the garden.

FIRST FLOOR

LANDING

The landing leads to all three bedrooms and to the bathroom/WC. There is also access to the attic area which is insulated.

BEDROOM ONE

15'3" x 8'9" (4.67 x 2.67)

A good sized double bedroom overlooking the front aspect.

BEDROOM TWO

9'6" x 9'2" (2.91 x 2.81)

A second good sized double room this time overlooking the rear aspect. There is a built in cupboard housing the water tank.



BEDROOM THREE
10'2" x 6'9" (3.12 x 2.06)

A single bedroom overlooking the front aspect.

BATHROOM/WC

Comprising a white suite with panelled bath with a mains fed over the bath shower. There is a pedestal handbasin and WC. The room has been finished in tiled ceramics and has window to the rear aspect.

EXTERNALLY

There are gardens to the front and rear. The front garden is open plan and is laid to lawn. The block paved driveway allows for parking and this is in addition to the GARAGE (which measures 5.09m x 2.77m) and has a roller door, light and power and a window to the side. The rear garden is enclosed and is not overlooked from the rear. Enclosed by fencing and laid to lawn with mature fruit trees which include pear, apple and plum. There is also a paved patio seating area, storage shed and convenient water tap.



TOTAL FLOOR AREA: 104 sq ft (9.6 sq m) approx.
While every effort has been made to ensure the accuracy of the figures contained herein, no responsibility is accepted for errors or omissions. The figures are for guidance only and should not be relied upon for any legal or financial purposes. The figures are for guidance only and should not be relied upon for any legal or financial purposes. The figures are for guidance only and should not be relied upon for any legal or financial purposes.

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



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