



*Ann Cordey*  
ESTATE AGENTS

57 Paton Way, Darlington, DL1 1LP  
Offers In The Region Of £210,000



## 57 Paton Way, Darlington, DL1 1LP

Occupying a very generous plot within the Millfields Development of Darlington which is accessed via McMullen Road, we offer for sale a well proportioned Three Bedroomed Detached residence. The current vendor has owned the property for a number of years and has improved the property with stylish decor and immaculate presentation. The property enjoys excellent access to the local shops and schools of the area, there are several greenbelt walks and good transport links towards the town centre, the A1M and Teesside.

The property itself has well planned accommodation with a generous lounge and dining area to the rear of the property which enjoys views through French doors to the larger than average and private garden. The kitchen comprises an ample range of cream gloss cabinets and integrated appliances and a handy ground floor WC completes the accommodation to this floor.

To the first floor there are three double bedrooms, with the principal bedroom of the home enjoying ensuite facilities and fitted wardrobes. The remaining two bedrooms are serviced by the family bathroom/WC. Externally the front of the property is open plan with established shrubs to add interest. The driveway provides off street parking and there is also an integral garage with up and over door, light and power.

Warmed by gas central heating and fully double glazed with the remainder of the NHBC guarantee

TENURE: Freehold

COUNCIL TAX:

### RECEPTION HALLWAY

Welcoming reception hallway with staircase to the first floor and a handy storage cupboard.

### CLOAKS/WC

With white low level WC and handbasin.

### LOUNGE

15'8" x 11'4" (4.78 x 3.46)

A generous reception room to the rear of the property and benefitting from French doors leading out to garden.

### KITCHEN

10'1" x 8'9" (3.08 x 2.67)

The kitchen has been well planned and fitted with an ample range of cream gloss cabinets which are complemented by the warm tones of the wood effect worksurfaces. The integrated appliances include an electric oven and gas hob and there is plumbing for an automatic washing machine and space for a free standing fridge freezer. The room has a window to the front aspect.

### FIRST FLOOR

#### LANDING

leading to all three bedrooms and to the bathroom/WC

#### BEDROOM ONE

17'10" x 10'6" (5.45 x 3.21)

A lovely sized master bedroom, dual aspect to front and rear so nice and bright also having fitted wardrobes and ensuite facilities.

#### ENSUITE

With a larger walk in shower, low level wc and handbasin.



## BEDROOM TWO

15'7" x 10'7" (4.76 x 3.25)

A second double bedroom overlooking the front aspect.

## BEDROOM THREE

13'1" x 7'10" (3.99 x 2.41)

The third bedroom is also a double bedroom this time overlooking the rear.

## BATHROOM/WC

Comprising a modern white suite with panelled bath, handbasin and WC and finished with ceramic tiling.

## EXTERNALLY

The property occupies a very generous plot allowing for a large rear garden. The garden is mainly laid to lawn and quite private. The front garden is open plan with established shrubs to add interest and the driveway allows for off street parking this is in addition to a single garage which has an up and over door, light and power.



TOTAL FLOOR AREA: 2100 sq ft (271.3 sq m) approx.  
When comparing energy efficiency ratings to other properties, please note that the energy efficiency rating of a property is based on the energy efficiency of the building and not the energy efficiency of the appliances. The energy efficiency rating of a property is based on the energy efficiency of the building and not the energy efficiency of the appliances. The energy efficiency rating of a property is based on the energy efficiency of the building and not the energy efficiency of the appliances.

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	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
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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