



*Ann Cordey*  
ESTATE AGENTS

43 The Broadway, Darlington, DL1 1EG  
Offers In The Region Of £185,000



## 43 The Broadway, Darlington, DL1 1EG

Situated in a popular tree lined street within the Eastbourne area of Darlington we have pleasure in offering for sale a much improved, traditional THREE BEDROOMED Semi-detached property. The current vendors have upgraded the home to add modern convenience whilst complementing and maintaining the original character.

The ground floor has a welcoming lounge with walk in bay window and a log burning stove. To the rear the original kitchen and dining room has been opened up to provide a generous open plan space which is both practical and social with French doors opening onto the rear garden for the warmer months and cosy under floor heating when needed. There has also been the great addition of a utility area and ground floor cloaks/WC which are a must in any family home.

To the first floor there are three bedrooms, two double bedrooms and a good sized single room all of which are serviced by a family bathroom/WC with a shower bath with mains fed shower and comforting under floor heating. The front garden is enclosed with fencing and the driveway provides off street parking. The rear garden attracts a great deal of the summer sunshine and is a lovely space, lawned and with raised garden beds and apple tree. There is also a potting shed and a further large shed with electrics.

The position is ideally placed for local schools and shops, there is a retail park close by, regular bus services and excellent transport links. Darlington's train station is on hand and there are good road links to the A66 and A1M and towards the town centre.

Warmed by gas central heating with the boiler being installed in 2024 and fully double glazed with those being replaced in ..... The property is available with no onward chain offering the added benefit for a smooth transaction.

TENURE: Freehold  
COUNCIL TAX: B

### RECEPTION HALLWAY

A welcoming reception hallway with decorative panelling and a practical and stylish floor. The staircase leads to the first floor and there is access to the lounge and the kitchen/diner.

### LOUNGE

**11'8" x 11' 2" (3.56m x 3.35m 0.61m)**

A sizeable reception room with a walk in bay window to the front aspect. tastefully decorated with bespoke cupboard and shelving to the chimney breast which has an inset with a log burning stove at its heart.

### KITCHEN/DINER

**49'2" x 29'6" x 42'7" 6'6" (15'9" x 13' 2")**

The open plan kitchen diner has been well planned and executed by the current vendors with an ample range of cabinets which are complemented by solid wooden worksurfaces. The is under floor heating and a further gas stove to cast a cosy glow when needed. The room is light and bright with french doors opening onto the rear garden. The kitchen leads to a handy utility room and a handy ground floor cloaks/WC.

### UTILITY

With plumbing for an automatic washing machine

### CLOAKS/WC

### FIRST FLOOR



## LANDING

Leading to all three bedrooms and to the bathroom/WC.

## BEDROOM ONE

**12'9 x 11'2 (3.89m x 3.40m)**

The principal double bedroom of the home overlooks the rear aspect and has two alcoves to the chimney breast and the bespoke plantation shutters are also included.

## BEDROOM TWO

**11'8 x 9'7 (3.56m x 2.92m)**

A second double bedroom this time with a walk in bay window to the front aspect and a pretty cast fire surround making a lovely feature.

## BEDROOM THREE

**8'8 x 7'3 (2.64m x 2.21m)**

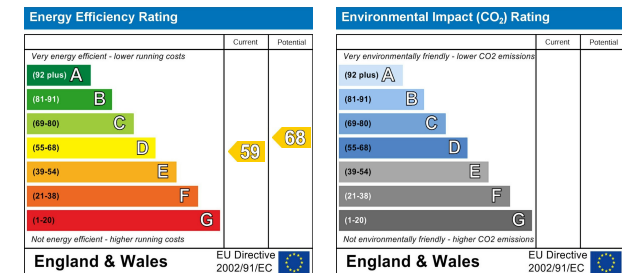
The third bedroom is a single room also overlooking the front aspect. There is access to the attic area from this room with a pull down ladder.

## BATHROOM/WC

With a shower bath and mains fed shower, WC and handbasin. The room is tiled and has under floor heating.

## EXTERNALLY

The property has gardens to the front and rear. The front garden is enclosed and has a drive way for off street parking. The rear garden is of a good size and attracts a great deal of the sunshine, laid to lawn with raised garden beds and an established apple tree. There is a potting shed and a further large storage shed with electrics.



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

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*Ann Cordey*  
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13 Duke Street, Darlington, County Durham, DL3 7RX  
Tel: 01325 488433  
Email: sales@anncordey.com  
www.anncordey.com



