



*Ann Cordey*  
ESTATE AGENTS

14 Jesmond Road, Darlington, DL1 3HN  
Offers In The Region Of £175,000



## 14 Jesmond Road, Darlington, DL1 3HN

This mature Three Bedroomed semi-detached residence has been extended to offer spacious accommodation. The property is available with no onward chain and is in ready to move into order. Situated in a desirable street within the Haughton Area of Darlington which is close to local schools and amenities and has good transport links to the town centre and A66 towards Teesside. Warmed by gas central heating and fully double glazed.

There are two generous reception rooms and a good sized kitchen which enjoys elevated views of the rear garden. To the first floor there are three bedrooms which are serviced by a family bathroom/WC which has a bath and a separate shower cubicle.

Externally the front of the property has been blocked paved to allow for off street parking and a single gate leads through to the rear garden which is quite sizable. A paved patio seating area enjoys an elevated position looking over the rear garden and steps lead down to the lawn area. The borders are well established and stocked with mature plants and shrubs and making the garden quite private. Towards the rear of the garden there is a timber shed/summerhouse.

TENURE: Freehold

COUNCIL TAX: B

### RECEPTION HALLWAY

A composite door to the side of the property opens into the reception hallway which has the staircase to the first floor and access to the lounge and dining room.

### LOUNGE

**14'10" x 13'10" (4.53 x 4.24)**

A welcoming reception room with a walk in bay window to the front aspect and a feature fireplace to the chimney breast.

### DINING ROOM

**14'3" x 12'5" (4.35 x 3.81)**

A large family dining room with understairs storage cupboard. There is a window to the side aspect and a door through to the kitchen. The room also has a feature fireplace to the chimney breast and electric fire.

### KITCHEN

**12'5" x 8'1" (3.80 x 2.47)**

Fitted galley style with an ample range of light oak effect cabinets with complementing worksurfaces and textured sink. The integrated appliances include an electric oven and gas hob and the washing machine is also included in the sale. The room is finished with ceramic tiled splash backs and has a window enjoying extended views of the garden and beyond.

### FIRST FLOOR

#### LANDING

Leading to all bedrooms and to the bathroom/WC

#### BEDROOM ONE

**14'8" x 13'6" (4.48 x 4.12)**

A double bedroom with walk in bay window to the front aspect and fitted wardrobes to one wall and a further double wardrobe built in to the alcove.



## BEDROOM TWO

12'8" x 7'4" (3.87 x 2.24)

A second double bedroom with a window to the rear aspect and laminate floor.

## BEDROOM THREE

9'8" x 6'9" (2.95 x 2.06 )

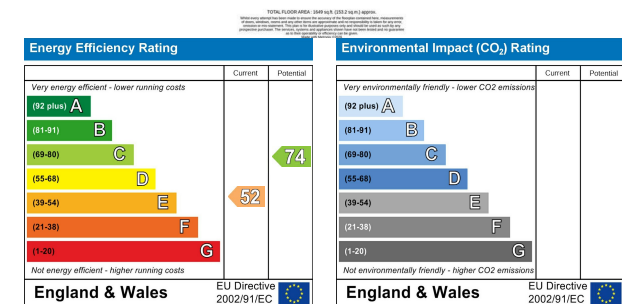
A single bedroom with a window to the side aspect.

## BATHROOM/WC

Comprising a four piece suite with panelled bath, separate shower cubicle with electric shower, handbasin within a vanity storage cabinet and WC. The bathroom has been finished with tiled surrounds and has a window to the side aspect.

## EXTERNALLY

The front of the property is enclosed by a brick built wall and is block paved to allow for off street parking. A single timber gate at the side leads through to the rear garden which is of a good size. A paved patio seating area enjoys elevated views of the garden and has steps down to the lawn which has established borders to either side and is quite private. A timber shed/summerhouse is to the rear of the garden and offers versatile space.



**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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