



*Ann Cordey*  
ESTATE AGENTS

**72 Pierremont Road, Darlington, DL3 6DN**  
**Offers In The Region Of £186,000**



## 72 Pierremont Road, Darlington, DL3 6DN

Available with no onward chain, this THREE BEDROOMED mid-terraced property is in ready to move into order and offers generous accommodation throughout. Boasting the sought after open plan kitchen and dining area and an upgraded bathroom/wc.

The lounge is of a good size and tastefully decorated in period colours suiting the high ceilings and deep coving to the ceiling. To the first floor there are three bedrooms, two generous double bedrooms and a good sized single room.

Externally there is an enclosed forecourt with privet hedge and single gate. The rear courtyard is enclosed by a brick built wall and has been designed for ease of maintenance with gravelled areas. There is convenient outside electrics and a single gate opens to rear service lane.

The property has been much improved by the current vendors and is in ready move into order. Warmed by gas central heating and being fully double glazed.

The location is ideal for access to Darlington's town centre and Cockerton village and the parade of shops there. There is a Marks & Spencer food hall and Aldi supermarket at West Park also. The transport links are good with ease of access to the A1M, A68 and A66 along with regular bus services and local schooling all close by.

TENURE: Freehold

COUNCIL TAX:

### RECEPTION HALLWAY

A smart composite door opens into the reception hallway which has a spacious and welcoming feel. There is a handy understairs storage cupboard with the staircase leading to the first floor. There is also access to the lounge and kitchen and dining area.

### LOUNGE

**14'0" x 13'10" (4.27 x 4.22)**

The lounge is a generous reception room with high ceiling, deep coving and a walk in bay window. The room is tastefully decorated with a feature fireplace to the chimney breast and an living flame gas fire to cast a cosy glow.

### KITCHEN & DINING AREA

**18'10" x 11'5" (5.75 x 3.50)**

The L shape room is open plan and makes for a great social space with French Doors opening onto the rear garden. The dining area has space for a large family table and leads through to the kitchen which has been fitted with a range of cabinets in modern grey tones with complimenting light wood effect work surfaces and stainless steel sink unit. The integrated appliances include a dishwasher, gas hob and electric oven. The kitchen has a window to the rear.

### FIRST FLOOR

#### LANDING

The landing leads to all three bedrooms and bathroom/WC. There is access to the attic area via pull down ladder and has electric and light.

#### BEDROOM ONE

**11'2" x 10'3" (3.42 x 3.13)**

The principal is a generous double bedroom with a window to the rear aspect and laminate floor. There are fitted wardrobes to the alcoves.



## BEDROOM TWO

11'4" x 10'11" (3.46 x 3.34)

A further double bedroom this time overlooking the side aspect.

## BEDROOM THREE

11'5" x 8'9" (3.49 x 2.68)

Bedroom three is a single room with a window to the front and again with laminate floor.

## BATHROOM/WC

The bathroom has been upgraded with victorian style suite with panelled bath, hand basin within vanity cabinet and WC and is tiled with attractive ceramics.

## EXTERNALLY

The forecourt is enclosed with a brick built wall with privet hedge and slate chipping display there a single gate for access. The courtyard to the rear attracts a great deal of sunshine and has been designed for ease of maintenance. There is outside electrics and a single gate leads to the rear service lane.



GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating				
	Current	Potential		Current	Potential	
<small>Where available, these energy ratings include the impact of the property's current fuel consumption. Where not available, they are based on the property's current fuel consumption. For more information, see the Energy Performance Certificate (EPC) for this property.</small>						
Very energy efficient - lower running costs						
(92 plus) A				Very environmentally friendly - lower CO <sub>2</sub> emissions		
(81-91) B				(92 plus) A		
(69-80) C				(81-91) B		
(55-68) D				(69-80) C		
(39-54) E				(55-68) D		
(21-38) F				(39-54) E		
(1-20) G				(21-38) F		
Not energy efficient - higher running costs						
England & Wales		EU Directive 2002/91/EC		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.**

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