



51 Grasmere Road, Darlington Offers In Excess Of £63,000

A superb opportunity has arisen to acquire a two bedroomed period residence which is situated within the popular Eastbourne area of Darlington. Available For Sale with NO ONWARD CHAIN this property would be ideally suited to a first time buyer or an investor who is looking for a superb investment opportunity. In brief this property is comprised of a welcoming entrance porch way, a living room, dining room, a kitchen, two bedrooms and a family bathroom. Externally there is an enclosed rear yard. Grasmere Road occupies a pleasing position within walking distance of Darlington's Town centre where you will find an abundance of amenities. Darlington's main line Railway station is also within walking distance providing excellent commuter access. We would recommend viewings at the earliest opportunity to avoid disappointment.



51 Grasmere Road, Darlington

General Remarks

OFFERED FOR SALE WITH NO ONWARD CHAIN

Gas fired central heating

UPVC Double glazed windows throughout

Council Tax - Band A

Location

Grasmere Road is conveniently placed within walking distance of Darlington Town centre and Yarm Road Retail Park where you will find a host of amenities including shops, restaurants and leisure facilities. The property is ideally situated for accessing first class local schools. Grasmere Road is well placed for travel to the business and commercial centres throughout the region via the A1M and the A66. Darlington's East Coast Main Line railway provides easy commuting to both Newcastle and York with London Kings Cross accessible within two and a half hours. International air travel is available from both Newcastle and Teesside airports.

Entrance Porch Way

The property is entered through a UPVC double glazed door leading into an entrance porch way.

Living Room

12'1" x 12'5"

The living room has a UPVC double glazed window overlooking the front elevation of the property. Warmed by a central heating radiator and benefiting from a tiled fire place and a built in cupboard providing useful storage.

Dining Room

13'1" x 8'0"

The dining room is situated to the rear elevation of the property. Warmed by a central heating radiator and benefiting from a wooden fire surround, an under stairs cupboard providing useful storage and a UPVC double glazed window.

Kitchen

9'6" x 6'2"

The kitchen is fitted with a range of wall, floor and drawer units with contrasting worktops incorporating a stainless steel sink and drainer. The kitchen benefits from vinyl flooring and a UPVC double glazed window.

Bathroom

6'0" x 6'4"

The bathroom has vinyl flooring and is fitted with a suite comprising of a panelled bath, a wash hand basin and a low level WC.

First Floor Landing

A staircase leads to the first floor landing.

Bedroom One

13'5" x 12'2"

A double bedroom with a UPVC double glazed window overlooking the front elevation of the property. Warmed by a central heating radiator and tastefully decorated in neutral tones.

Bedroom Two

13'5" x 8'0"

A further double bedroom with a UPVC double glazed window overlooking the rear of the property. Warmed by a central heating radiator and tastefully decorated in neutral tones.

Externally

Externally there is an enclosed rear yard.

