



22 Loraine Crescent, Darlington Offers In The Region Of £185,000

Offered For Sale with NO ONWARD CHAIN. Occupying a superb position within the South Park area of Darlington a magnificent opportunity has arisen to purchase a spacious four bed roomed semi detached residence. With accommodation over two floors including a welcoming entrance hallway, a lounge, dining room, kitchen, a cloakroom with WC, four bedrooms and a family bathroom. Externally to the front of the property there is a paved driveway providing off road car parking and a single garage. A particular feature of the property is the beautifully presented mature rear garden. Extremely private, laid to lawn and benefiting from an abundance of trees and plants. Lorraine Crescent is conveniently situated a short walk from Darlington Town centre where you will find a good range of amenities. This beautiful property is in need of some general updating which is reflected in the competitive asking price we therefore recommend viewings at the earliest opportunity to avoid disappointment.



22 Loraine Crescent, Darlington

General Remarks

Offered For Sale with NO ONWARD CHAIN

A superb opportunity has arisen to acquire a four bed roomed semi detached residence occupying a most pleasing position on Loraine Crescent in Darlington.

In need of some general updating

Council Tax band C

We recommend viewings at the earliest opportunity to avoid disappointment.

Location

Occupying an extremely pleasing position within the ever popular South Park area of Darlington. The property is conveniently situated within walking distance of Darlington Town centre where you will find a wide range of amenities including shops, bars, restaurants, boutiques and leisure facilities. It is also in the catchment area for a number of first class local Schools. The property is well placed for both the A66 and the A1M offering fantastic commuter access. Teesside Airport and Darlington's main line railway station are also close at hand.

Entrance Hallway

The property is entered through a wood glazed entrance door leading in to an entrance hallway. The hallway is warmed by a central heating radiator and benefits from laminated flooring and traditional panelling.

Living Room

12'6" x 11'11"

The living room is situated to the front elevation of the property. Warmed by a central heating radiator and benefiting from a UPVC double glazed bay window and a stone fire place.

Dining Room

12'4" x 11'5"

The dining room offers pleasant views overlooking the beautiful rear garden. Offering an abundance of natural light, warmed by a central heating radiator and benefiting from laminated flooring, a wooden fire surround with a tiled hearth and inserts and a UPVC double glazed door with double glazed windows to either side leading out to the rear garden.

Rear Passage Way

The rear passage way accommodates a cloakroom with a low level WC. There is also a cupboard providing useful storage. A door leads into the integral garage with a further door leading to the side elevation of the property.

Kitchen

8'11" x 8'5"

The kitchen is fitted with a comprehensive range of wall, floor and drawer units with contrasting worktops incorporating a stainless steel sink and drainer. The kitchen benefits from tiled effect laminated flooring, a number of integrated appliances including an electric oven, a microwave and a hob with over head extractor hood and a UPVC double glazed windows with pleasant views overlooking the rear garden.

First Floor Landing

A staircase leads to the first floor landing.

Bedroom One

12'5" x 11'9"

Situated to the front elevation of the property a double bedroom benefiting from a UPVC double glazed bay window, laminated flooring and built in wardrobes providing useful storage.

Bedroom Two

12'4" x 11'5"

A double bedroom with a UPVC double glazed window overlooking the rear garden and benefiting from laminated flooring and built in wardrobes providing useful storage.

Bedroom Three

10'6" x 6'5"

A further bedroom with a UPVC double glazed window overlooking the front of the property.

Bedroom Four

9'11" x 7'1"

A versatile room which would be ideal as a home office. There is a UPVC double glazed door to the front elevation.

Bathroom

The bathroom has vinyl flooring, partially tiled walls, two UPVC double glazed windows to the rear elevation and is fitted with a modern suite comprising of a panelled bath, a shower cubicle with a shower, a towel radiator and a vanity unit.

Externally

Externally to the front of the property there is a paved driveway providing off road car parking and a single garage. A particular feature of the property is the beautifully presented mature rear garden. Extremely private, laid to lawn and benefiting from an abundance of trees and plants.

