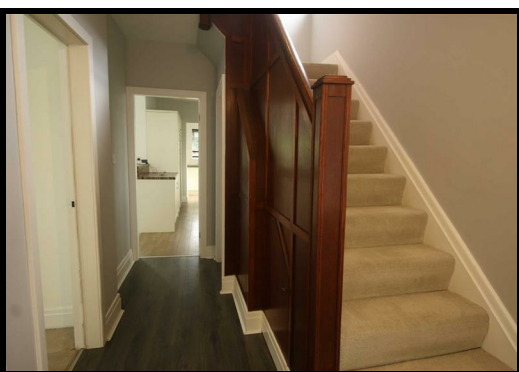




206 Carmel Road North, Darlington Offers In The Region Of £265,000

Offered For Sale with NO ONWARD CHAIN. A fantastic opportunity has arisen to acquire a beautifully presented three bedroomed semi detached residence occupying a most pleasing position on Carmel Road North within the highly desirable west end of Darlington. With accommodation over two floors including a welcoming entrance hallway, a beautifully appointed lounge, an open plan kitchen / dining room, a utility room, a cloakroom, three bedrooms and a family bathroom. Externally to the front of the property there is a gravelled driveway with off road car parking for several cars. The driveway is complimented with a variety of mature shrubs to the borders. A particular feature of the property is the immaculately presented rear garden. Laid to lawn and complimented with an abundance of mature shrubs and trees. There is also a paved patio area which is ideal for outdoor entertaining. Offering impressive, ready to move into accommodation, the need for internal viewing is paramount in order to appreciate this beautiful residence.



206 Carmel Road North, Darlington

General Remarks

Offered For Sale with NO ONWARD CHAIN

A superb opportunity has arisen to purchase an immaculately presented three bed roomed residence situated on Carmel Road North within the desirable west end of Darlington.

UPVC double glazed windows throughout

Council Tax band D

We recommend viewings at the earliest opportunity to avoid disappointment

Location

Carmel Road North is superbly positioned within the heart of the highly desirable west end of Darlington. This beautiful property is situated within 20 minutes walking distance of Darlington's Town centre where you will find a host of amenities including shops, boutiques, restaurants, continental cafe's and leisure facilities. The property is ideally situated for accessing first class local Schools to include The Federation of Abbey Infant and Junior school, St Augustine's Primary School, Polam Hall School, Hummersknott Academy and Carmel College. For the commuter the property 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 Hallway

The property is entered through a wooden door leading into a welcoming entrance hallway. The hallway is warmed by a central heating radiator and benefits from laminated flooring.

Cloakroom

The cloakroom has laminated flooring and is fitted with a suite comprising of a wash hand basin and a low level WC.

Living Room

12'4" x 12'2"

The beautifully presented living room is tastefully decorated in neutral tones. Warmed by a central heating radiator and benefiting from a UPVC double glazed window overlooking the front of the property and a wooden fire surround with a tiled hearth and inserts.

Open Plan Kitchen / Dining Room

18'8" x 19'1"

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 is warmed by a central heating radiator and benefits from laminated flooring, a UPVC double glazed window to the side elevation of the property, tiled splash backs and an integrated electric oven with a gas hob and overhead extractor hood. The dining room offers pleasant views overlooking the rear garden. Warmed by a central heating radiator and benefiting from a UPVC double glazed window and UPVC double glazed French doors which lead to the rear garden.

Utility Room

5'9" x 7'5"

The utility room is fitted with a range of wall and floor units with contrasting worktops incorporating a stainless steel sink and drainer. Warmed by a central heating radiator and benefiting from a UPVC double glazed window to the rear elevation and a UPVC double glazed door which leads out to the side elevation of the property.

First Floor Landing

A staircase leads to the first floor landing.

Bedroom One

12'4" x 11'9"

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

12'7" x 11'5"

With pleasant views overlooking the rear garden a further double bedroom warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a UPVC double glazed window.

Bedroom Three

8'6" x 7'4"

A good sized single bedroom situated to the front elevation of the property. Warmed by a central heating radiator, tastefully decorated in neutral tones incorporating a feature wall and benefiting from a UPVC double glazed window.

Bathroom

The family bathroom is fitted with a modern suite comprising of a panelled bath, a walk in shower cubicle with shower, a wash hand basin and a low level WC. The bathroom is warmed by a towel radiator and benefits from a tiled floor and a UPVC double glazed window.

Externally

Externally to the front of the property there is a gravelled driveway with off road car parking for several cars. The driveway is complimented with a variety of mature shrubs to the borders. A particular feature of the property is the immaculately presented rear garden. Laid to lawn and complimented with an abundance of mature shrubs and trees. There is also a paved patio area which is ideal for outdoor entertaining.

