



123 Corporation Road, Darlington £85,000

Offered For Sale with NO ONWARD CHAIN. A superb opportunity has arisen to acquire an outstanding two bed roomed mid terraced period property situated within walking distance of Darlington town centre. Immaculately presented throughout this delightful residence offers accommodation over two floors including an entrance porch way, an entrance hallway, a beautifully appointed living room, a dining room, a modern and contemporary kitchen, two double bedrooms, a bathroom and a shower room. Externally to the front of the property there is a forecourt garden. To the rear of the property there is a lean to with a Perspex roof with an area for a dryer and storage for the refuse bins. There is also a rear yard which benefits from artificial grass designed for low maintenance. Offering impressive, ready to move into accommodation, the need for internal viewing is paramount in order to appreciate this beautiful residence.



123 Corporation Road, Darlington

General Remarks

Offered For Sale with NO ONWARD CHAIN

A superb opportunity has arisen to acquire a two bed roomed mid terraced period property.

UPVC double glazed windows throughout

Gas fired central heating

Council Tax Band A

We recommend viewings at the earliest opportunity to avoid disappointment.

Location

Corporation Road is conveniently located within walking distance of Darlington Town centre, where you will find of a range of amenities including shops, bars, restaurants and leisure facilities. 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.

Entrance Porch Way

The property is entered through a composite door leading in to an entrance porch way.

Entrance Hallway

A welcoming entrance hallway warmed by a central heating radiator and decorated in neutral tones.

Living Room

12'5" x 11'3"

The beautifully presented living room is situated to the front elevation of the property. Warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a stone effect fire place and a UPVC double glazed bay window.

Dining Room

12'4" x 10'10"

The dining room is situated to the rear elevation of the property. Warmed by a central heating radiator, decorated in neutral tones and benefiting from a UPVC double glazed window and a feature fire place with a tiled hearth and inserts and a gas fire.

Kitchen

7'2" x 14'10"

The modern and most contemporary 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 vinyl flooring, an integrated electric oven with a gas hob and overhead extractor hood and a UPVC double glazed window to the side elevation of the property. A door leads out to the rear yard.

First Floor Landing

A staircase leads to the first floor landing. The landing has a cupboard providing useful storage.

Bedroom One

12'5" x 14'10"

A double bedroom with two UPVC double glazed windows overlooking the front elevation of the property. Warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from built in wardrobes providing useful storage.

Bedroom Two

12'5" x 9'10"

A further double bedroom warmed by a central heating radiator and benefiting from a UPVC double glazed window overlooking the rear of the property.

Bathroom

4'2" x 7'1"

The bathroom is fitted with a modern suite comprising of a panelled bath, a wash hand basin, a low level WC and a towel radiator. The bathroom benefits from a UPVC double glazed window and wipe down cladding to the walls around the bath.

Shower Room

7'4" x 7'0"

The shower room has a UPVC double glazed window and is fitted with a suite comprising of a shower cubicle with shower, a wash hand basin, low level WC and a towel radiator.

Externally

Externally to the front of the property there is a forecourt garden. To the rear of the property there is a lean to with a Perspex roof with an area for a dryer and storage for the refuse bins. There is also a rear yard which benefits from artificial grass designed for low maintenance.

