



8 Westerdale Court, Darlington £189,950

Offered For Sale with NO ONWARD CHAIN. A superb opportunity has arisen to acquire a beautifully presented three bed roomed semi detached residence situated on Westerdale Court conveniently located close to West Park Village. Occupying an extremely pleasing position this modern residence provides accommodation over two floors including a welcoming entrance porch way, a beautifully appointed living room, a superb kitchen / dining room, a conservatory, two double bedrooms, a single bedroom and a modern family bathroom. Externally to the front of the property there is a spacious driveway providing off road car parking for several cars and a garden which is laid to lawn. To the rear of the property there is a single garage, a spacious garden which is laid to lawn and a patio area which is ideal for outdoor entertaining. The garage has an up and over door and electric supply and a door which provides access to the rear garden. Offering impressive, ready to move into accommodation, the need for internal viewing is paramount in order to appreciate this beautiful residence.



8 Westerdale Court, Darlington

General Remarks

Offered For Sale with NO ONWARD CHAIN

A superb opportunity has arisen to acquire a three bed roomed semi detached residence occupying a most pleasing position on Westerdale Court within the ever popular Faverdale area of Darlington.

UPVC double glazed windows throughout

Gas fired central heating

Council Tax band B

The property has been finished to the highest of standards

We recommend viewings at the earliest opportunity to avoid disappointment.

Location

The property occupies a most pleasing position on a pleasant cul de sac. Westerdale Court is conveniently located close to West Park Village where you will find an abundance of amenities including a supermarket, an Aldi superstore, Marks and Spencer food outlet, pharmacy, dentist, a hairdressers / beauty salon, a public house plus an award winning Nursery, Infant and Junior School. A wider range of amenities can be found at Cockerton Village and Darlington's Town centre. 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 Porch Way

The property is entered through a composite door leading into a welcoming entrance porch way. The porch way has a UPVC double glazed window overlooking the side elevation of the property.

Living Room

14'7" x 11'6"

The beautifully presented living room is situated to the front elevation of the property. Warmed by a central heating radiator and benefiting from a UPVC double glazed bow window, dado rail, coving to the ceiling and a wooden fire surround with a marble hearth and inserts and a gas fire.

Conservatory

11'6" x 8'5"

The conservatory offers pleasant views overlooking the rear garden. The conservatory benefits from laminated flooring, UPVC double glazed windows and UPVC double glazed French doors which lead into the rear garden.

Kitchen / Dining Room

14'2" x 11'10"

The newly fitted kitchen / dining room is fitted with a comprehensive range of wall, floor and drawer units with contrasting worktops incorporating a stainless steel sink and drainer. The kitchen / dining room is warmed by a central heating radiator and benefits from luxury vinyl flooring, an under stairs cupboard providing useful storage, an integrated fridge / freezer, an integrated electric oven with a gas hob and over head extractor hood, plumbing for an automatic washing machine, a UPVC double glazed window and patio doors which lead in to the conservatory. There is ample room for a dining table.

First Floor Landing

A staircase leads to the first floor landing. The landing has a window to the side elevation and a hatch with a pull down ladder giving access to the attic. The attic houses the central heating boiler which was newly installed in July 2022.

Bedroom One

12'4" x 8'7"

A double bedroom with a UPVC double glazed window 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

8'9" x 7'8"

A double bedroom warmed by a central heating radiator, decorated in neutral tones and benefiting from a UPVC double glazed windows overlooking the rear of the property and built in cupboards providing useful storage.

Bedroom Three

8'9" x 5'10"

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

Bathroom

6'4" x 5'6"

The modern and most contemporary bathroom has vinyl flooring, a UPVC double glazed window, wipe down panelling to the walls and is fitted with a suite comprising of a panelled bath with over head electric shower, a wash hand basin, a low level WC and a towel radiator.

Externally

Externally to the front of the property there is a spacious driveway providing off road car parking for several cars and a garden which is laid to lawn. To the rear of the property there is a single garage, a spacious garden which is laid to lawn and a patio area which is ideal for outdoor entertaining. The garage has an up and over door and electric supply and a door which provides access to the rear garden.

