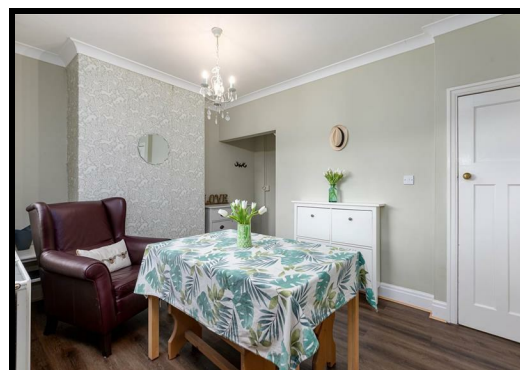




50 Ravensdale Road, Darlington £195,000

A truly outstanding opportunity has arisen to acquire a beautifully presented two bed roomed semi detached residence situated on Ravensdale Road within the heart of the desirable west end of Darlington. Immaculately presented throughout and offering fine interior design in brief this property is comprised of a welcoming entrance hallway, a beautifully presented living room, dining room, a stunning kitchen, two double bedrooms and a modern and most contemporary family bathroom. Externally the property benefits from a driveway providing off road car parking and a low maintenance gravelled garden. To the rear of the property there is an extremely private garden which is laid to lawn and an Indian stone 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.



50 Ravensdale Road, Darlington

General Remarks

A beautifully presented residence situated within the highly desirable west end of Darlington
Gas fired central heating
Council tax band C
UPVC double glazing throughout

Location

Ravensdale Road is superbly positioned within the heart of the desirable West End of Darlington. This beautifully appointed residence is situated within a short 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 Teeside Airports.

Entrance Hallway

The property is entered through a composite door to the side elevation of the property leading in to a most welcoming entrance hallway. The hallway is warmed by a central heating radiator and benefits from wood effect laminated flooring.

Living Room

13'11" x 13'10" max

Offering fine interior design the beautifully presented living room is situated to the front of the property. Warmed by a double central heating radiator, tastefully decorated in neutral tones and benefiting from a wooden fire surround with a marble effect hearth and insert and a gas fire. The living room offers an abundance of natural light courtesy of the UPVC double glazed window and a decorative circular window.

Dining Room

11'8" x 13'10"

The stunning dining room is tastefully decorated in neutral tones incorporating a stylish feature wall. Warmed by a central heating radiator and benefiting from luxury vinyl flooring, an under stairs cupboard providing useful storage and a UPVC double glazed window overlooking the rear of the property.

Kitchen

10'3" x 10'2"

The kitchen is fitted with a comprehensive range of wall, floor and drawer units with contrasting worktops incorporating a ceramic sink with mixer tap and draining board. Offering an abundance of natural light courtesy of the UPVC double glazed windows to the rear and side elevations and the two velux lights to the ceiling. The kitchen benefits from luxury vinyl flooring, plumbing for an automatic washing machine and a number of integrated appliances including a fridge freezer, a dishwasher and an electric oven and gas hob with overhead extractor hood. A door leads out to the rear garden.

First Floor Landing

A staircase leads to the first floor landing.

Bedroom One

13'10" x 13'11"

A double bedroom situated to the front of the property warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a UPVC double glazed bay window and a further UPVC double glazed window overlooking the front of the property.

Bedroom Two

11'11" x 7'6" max

With pleasant views overlooking the rear garden a further double bedroom decorated in neutral tones and benefiting from a central heating radiator and a UPVC double glazed window. There is a hatch with drop down ladders giving access to the attic area which is boarded out.

Bathroom

5'4" x 5'10"

The bathroom has luxury vinyl floor, tiled walls and is fitted with a modern white suite comprising of a panelled bath with overhead shower, a wash hand basin and a low level WC. The bathroom has a towel radiator and a UPVC double glazed window overlooking the rear of the property.

Externally

Externally to the front of the property there is a driveway providing off road car parking and a low maintenance gravelled garden. To the rear of the property there is an extremely private garden which is not overlooked and is laid to lawn and complimented with a variety of plants and shrubs. There is also an Indian stone patio area which is ideal for outdoor entertaining.

