



9 Sanderson Road, Darlington Offers Over £145,000

Offered For Sale with NO ONWARD CHAIN. A fantastic opportunity has arisen to acquire a three bedroomed mid terraced property occupying a most pleasing position within the highly desirable village of Hurworth. The property would benefit from some general updating and in brief is comprised of an entrance hallway, a cloakroom, living room, dining room, kitchen, three bedrooms and a bathroom. Externally to the front of the property there is a beautifully presented garden which is well stocked with an abundance of mature shrubs and plants. The garden is enclosed by a box hedge. There is a door from the front of the property which gives access to the internal passage way. The passage way has two rooms providing useful storage. A particular feature of the property is the extremely spacious rear garden. The garden is laid to lawn and complimented with mature plants, shrubs and trees. The property is conveniently placed close to an excellent range of amenities in Hurworth including first class local schools, a convenience store and a number of popular public houses. We anticipate a lot of interest in this property we would therefore recommend viewings at the earliest opportunity.



9 Sanderson Road, Darlington

General Remarks

Offered For Sale with NO ONWARD CHAIN

A superb opportunity has arisen to acquire a three bed roomed mid terraced property in need of some general updating

Occupying a most pleasing position on Sanderson Road in the highly desirable village of Hurworth

UPVC double glazed windows throughout

Gas fired central heating

Council Tax band B

We recommend viewings at the earliest opportunity to avoid disappointment.

Location

Hurworth on Tees is one of the most sought after Villages in the district with a delightful Village Green. The Village offers a range of amenities including superb local primary and comprehensive schools, a local convenience store, a number of local pubs including the highly renowned Bay Horse. Rockcliffe Hall hotel is also close at hand and is home to one of Europe's longest, and most challenging, golf courses. Hurworth is very well placed for easy access to Darlington Town Centre where you will find a greater range of amenities. For the commuter the Village is conveniently located for the regional road network, including the A1M and A66 and Darlington's mainline railway station and Teesside Airport are easily accessible.

Entrance Hallway

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

Cloakroom

The cloakroom is warmed by a central heating radiator, has vinyl flooring, a UPVC double glazed window and is fitted with a suite comprising of a wash hand basin and a low level WC. There is an under stairs cupboard providing useful storage.

Living Room

13'1" x 11'10"

The living room has a UPVC double glazed window with pleasant views overlooking the rear garden. Warmed by a central heating radiator and benefiting from a free standing fire place.

Dining Room

10'11" x 9'11"

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

Kitchen

8'2" x 9'9"

The kitchen is fitted with a range of wall, floor and drawer units with contrasting worktops incorporating a stainless steel sink and drainer. The kitchen benefits from vinyl flooring and a UPVC double glazed window overlooking the rear elevation of the property. A door leads to the out house which provides useful storage.

First Floor Landing

A stair case leads to the first floor landing. The spacious landing benefits from a window overlooking the front elevation of the property.

Bedroom One

12'5" x 9'3"

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

Bedroom Two

13'0" x 8'10"

With pleasant views overlooking the rear garden a double bedroom warmed by a central heating radiator and benefiting from a UPVC double glazed window and a cupboard providing useful storage.

Bedroom Three

10'0" x 10'5"

With a UPVC double glazed window overlooking the rear of the property a further bedroom warmed by a central heating radiator and benefiting from a cupboard providing useful storage.

Bathroom

4'10" x 4'11"

The bathroom is warmed by a central heating radiator, has vinyl flooring, a cupboard providing useful storage, a UPVC double glazed window and is fitted with a suite comprising of a panelled bath with over head electric shower and a wash hand basin.

Externally

Externally to the front of the property there is a beautifully presented garden which is well stocked with an abundance of mature shrubs and plants. The garden is enclosed by a box hedge. There is a door from the front of the property which gives access to the internal passage way. The passage way has two rooms providing useful storage. A particular feature of the property is the extremely spacious rear garden. The garden is laid to lawn and complimented with mature plants, shrubs and trees.

