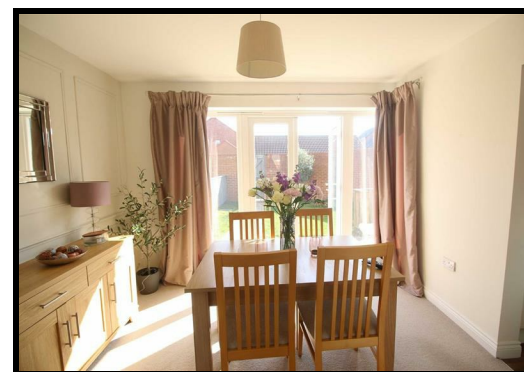




24 Leach Grove, Darlington Offers In The Region Of £190,000

A truly outstanding opportunity has arisen to acquire a beautifully presented three bed roomed semi detached residence occupying a most pleasing position on Leach Grove in Darlington. Offering fine interior design in brief the property is comprised of a welcoming entrance hallway, a cloakroom, living room, dining room, kitchen, a master bedroom with an en suite shower room, two further bedrooms and a modern family bathroom. Externally to the front of the property there is a garden which has been designed for low maintenance. To the rear of the property there is a south facing garden which is laid to lawn, a decked patio area which is ideal for outdoor entertaining, a garage and an off road car parking space. Offering impressive, ready to move into accommodation, the need for internal viewing is paramount in order to appreciate this beautiful residence.



24 Leach Grove, Darlington

General Remarks

A fantastic opportunity has arisen to acquire and immaculately presented three bed roomed semi detached residence situated on Leach Grove in Darlington

UPVC double glazed windows throughout

Gas fired central heating

Council tax band C

We recommend viewings at the earliest opportunity to avoid disappointment

Location

Leach Grove is situated on a modern residential development in an exclusive area of Darlington. The property is conveniently placed 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 Hallway

The property is entered through a UPVC double glazed door leading into a welcoming entrance hallway. The hallway is warmed by a central heating radiator, is tastefully decorated in neutral tones and benefits from a cupboard providing useful storage.

Cloakroom

10'2" x 14'8"

The cloakroom 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.

Living Room

14'8" x 10'10"

The beautifully presented living room is warmed by a central heating radiator, is tastefully decorated in neutral tones and benefits from a UPVC double glazed window overlooking the front of the property, a feature fire surround and an electric fire. Double doors lead into the dining room.

Dining Room

9'8" x 10'10"

The dining room offers an abundance of natural light. Warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from UPVC double glazed French Doors with UPVC double glazed windows to either side offering pleasant views overlooking the rear garden.

Kitchen

10'3" x 8'2"

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 is warmed by a central heating radiator and benefits from vinyl flooring, a

UPVC double glazed window and a number of integrated appliances including a fridge / freezer, a washer/dryer and an integrated electric oven with a gas hob and overhead extractor hood.

First Floor Landing

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

Master Bedroom

10'10" x 9'4"

The master bedroom is tastefully decorated in neutral tones incorporating a stylish feature wall. Warmed by a central heating radiator and benefiting from a UPVC double glazed window with pleasant views overlooking the rear garden and an adjoining en suite shower room.

En Suite Shower Room

4'5" x 6'5"

The en suite shower room has vinyl flooring and is fitted with a modern suite comprising of a shower cubicle with shower, a wash hand basin and a low level WC.

Bedroom Two

10'3" x 8'5"

A further double bedroom warmed by a central heating radiator, decorated in neutral tones incorporating a feature wall and benefiting from a UPVC double glazed window with pleasant views overlooking the rear garden.

Bedroom Three

7'1" x 10'10"

With a UPVC double glazed window overlooking the front of the property a further bedroom warmed by a central heating radiator and decorated in neutral tones incorporating a feature wall.

Bathroom

8'6" x 4'9"

The modern bathroom is fitted with a contemporary suite comprising of a panelled bath, a wash handbasin and a low level WC. The bathroom benefits from vinyl flooring, partially tiled walls and a UPVC double glazed window overlooking the front of the property.

Externally

Externally to the front of the property there is a garden which has been designed for low maintenance. To the rear of the property there is a south facing garden which is laid to lawn, a decked patio area which is ideal for outdoor entertaining, a garage and an off road car parking space.

