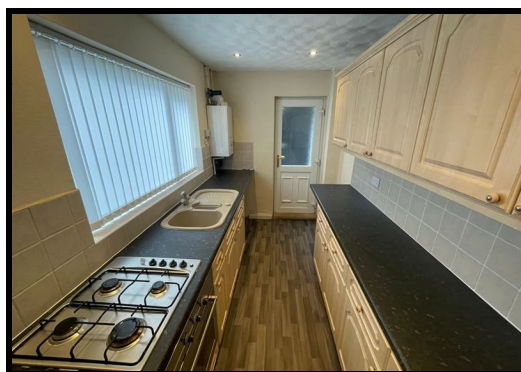




2 Hollyhurst Road, Darlington £85,000

Offered For Sale with NO ONWARD CHAIN. Occupying an extremely pleasing position on Hollyhurst Road within the ever popular Dene's area of Darlington we are delighted to offer For Sale a mid terraced period property. Hollyhurst Road is superbly positioned within walking distance of the local shops and amenities at both Cockerton Village and Darlington town centre. This delightful residence offers accommodation over two floors including an entrance porch way, a living room, dining room, a modern and most contemporary kitchen, two double bedrooms and a modern family bathroom. Externally there is a forecourt garden to the front of the property and an enclosed yard to the rear. Ideally suited to a number of purchasers including the first time buyer this charming residence must be viewed internally to be appreciated.



2 Hollyhurst 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 occupying a most pleasing position on Hollyhurst Road in Darlington

UPVC double glazed windows throughout

Gas fired central heating

Council Tax band A

We recommend viewings at the earliest opportunity to avoid disappointment

Location

Hollyhurst Road is located in the popular Dene's area to the North West of Darlington Town centre, conveniently placed within walking distance of a range of amenities including shops, bars restaurants and leisure facilities.

Cockerton village and Darlington's Memorial Hospital are also within walking distance of this desirable residence.

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 UPVC double glazed door leading in to an entrance porch way.

Living Room

12'0" x 12'4"

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 UPVC double glazed bay window and a wooden fire surround with a tiled hearth and inserts.

Dining Room

13'1" x 8'0"

The dining room has a UPVC double glazed window to the rear of the property. Warmed by a central heating radiator,

decorated in neutral tones and benefiting from an under stairs cupboard providing useful storage.

Kitchen

11'0" x 6'4"

The modern kitchen is fitted with a comprehensive range of wall, floor and drawer units with contrasting worktops incorporating a composite sink and drainer. The kitchen has vinyl flooring, an integrated electric oven with a gas hob, plumbing for an automatic washing machine, a UPVC double glazed window to the side elevation and a UPVC double glazed door which leads out to the rear yard.

First Floor Landing

A staircase leads to the first floor landing.

Bedroom One

11'11" x 12'4"

A double bedroom with a UPVC double glazed window overlooking the front elevation of the property. Warmed by a central heating radiator and tastefully decorated in neutral tones.

Bedroom Two

10'1" x 8'0"

A further double bedroom with a UPVC double glazed window overlooking the rear of the property. Warmed by a central heating radiator, decorated in neutral tones and benefiting from a cupboard providing useful storage.

Bathroom

6'3" x 11'0"

The bathroom is warmed by a central heating radiator, has vinyl flooring, a UPVC double glazed window to the side elevation and is fitted with a suite comprising of a panelled bath, a wash hand basin and a low level WC.

Externally

Externally to the front of the property there is a forecourt garden which has been designed for low maintenance. To the rear of the property there is an enclosed yard.

