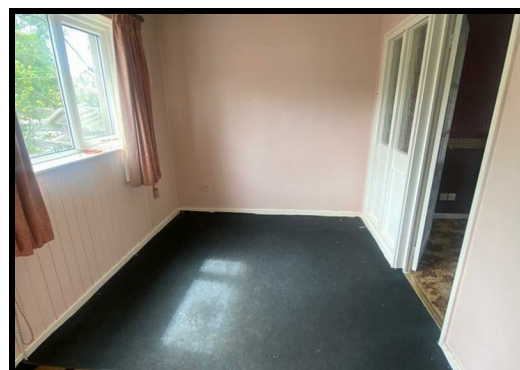
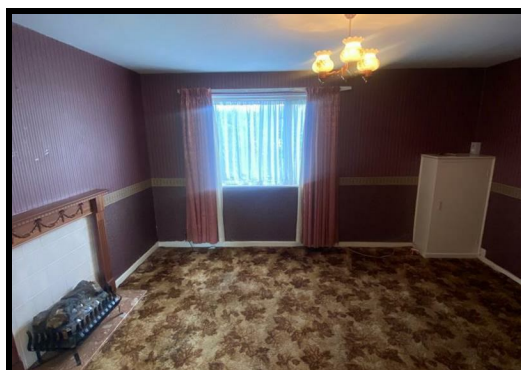




## **36 Deepdale Way, Darlington** **Offers Over £55,000**

Offered For Sale with NO ONWARD CHAIN. A fantastic opportunity has arisen to acquire a three bed roomed semi detached property situated on Deepdale Way within the popular Red Hall area of Darlington. In need of some general updating and competitively priced for a quick sale in brief this property is comprised of an entrance hallway, kitchen, living room, dining room, three bedrooms, a bathroom and a room with a separate WC. Externally to the front of the property there is a forecourt garden. To the rear of the property there is an enclosed garden which is laid to lawn. This property would suit a number of purchasers including first time buyers or investors looking for a fantastic investment opportunity, we would therefore recommend viewings at the earliest opportunity to avoid disappointment.





# 36 Deepdale Way, Darlington

## General Remarks

Offered For Sale with NO ONWARD CHAIN

A superb opportunity has arisen to acquire a competitively priced three bed roomed semi detached property occupying a pleasing position on Deepdale Way within the popular Red Hall area of Darlington.

UPVC double glazed windows throughout

This property would suit a number of purchasers including first time buyers or investors looking for a superb investment opportunity

Council Tax Band A

We recommend viewings at the earliest opportunity to avoid disappointment.

## Location

The property occupies a pleasing position on Deepdale Way within the popular Red Hall area of Darlington. The property is situated close to a number of local amenities and it is also situated within walking distance of Yarm Road Retail Park which is home to a number of high street retailers. There is a good local bus service to Darlington's town centre where you will find a greater range of amenities. For the commuter there are good through routes to both the A66 and A1(M). Teesside international airport and Darlington's East coast mainline railway station are both easily accessible.

## Entrance Hallway

The property is entered through a UPVC double glazed door leading into the entrance hallway. The hallway is warmed by a storage heater and benefits from a cupboard providing useful storage.

## Kitchen

7'10" x 9'6"

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 a UPVC double glazed window, an integrated double oven and an integrated electric hob with overhead extractor hood.

## Dining Room

10'2" x 7'11"

The dining room is situated to the rear elevation of the

property and benefits from vinyl flooring and a UPVC double glazed window. A door leads out to the rear garden.

## Living Room

11'5" x 13'10"

The living room has a UPVC double glazed window overlooking the front elevation of the property. Warmed by a storage heater and benefiting from a wooden fire surround.

## First Floor Landing

A staircase leads to the first floor landing.

## Bedroom One

11'5" x 11'4"

A double bedroom situated to the rear elevation of the property. Warmed by a night storage heater and benefiting from a UPVC double glazed window.

## Bedroom Two

9'9" x 8'2"

A further double bedroom warmed by a central heating radiator and benefiting from a UPVC double glazed window.

## Bedroom Three

6'11" x 8'3"

With a UPVC double glazed window overlooking the front elevation of the property a further double bedroom warmed by a night storage heater and benefiting from a UPVC double glazed window and a cupboard providing useful storage.

## Bathroom

5'1" x 5'5"

The bathroom has tiled walls, a UPVC double glazed window with privacy glass and is fitted with a suite comprising of a panelled bath with over head electric shower and a wash hand basin .

## Separate WC

A room with UPVC double glazed window and fitted with a low level WC.

## Externally

Externally to the front of the property there is a forecourt garden. To the rear of the property there is an enclosed garden which is laid to lawn.

