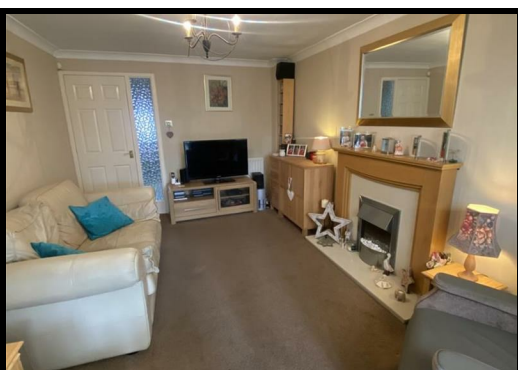




12 Elgin Court, Darlington Asking Price £185,000

A fantastic opportunity has arisen to purchase a beautifully presented three bed roomed detached residence situated on a quiet cul de sac on Elgin Court within the ever popular Whinfield area of Darlington. In brief this property is comprised of a welcoming entrance hallway, living room, dining room, conservatory, kitchen, cloakroom, three double bedrooms and a family bathroom. Externally to the front of the property there is a driveway providing off road car parking, a garage with power and lighting and a garden which is laid to lawn and complimented with a variety of mature shrubs and plants. To the rear of the property there is a garden laid to lawn, an abundance of mature shrubs and plants and a raised patio area which is ideal for outdoor entertaining. Elgin Court is conveniently situated close to a number of amenities including first class local schools, a supermarket and shops. This is an opportunity not to be missed we would therefore recommend viewings at the earliest opportunity.



12 Elgin Court, Darlington

General Remarks

A superb opportunity has arisen to acquire a three bed roomed detached property occupying a most pleasing position on Elgin Court within the highly desirable Whinfield area of Darlington.

Three double bedrooms
UPVC double glazing throughout
Gas fired central heating
Council Tax band C

We recommend viewings at the earliest opportunity to avoid disappointment

Location

Elgin Court occupies a most pleasing position on a quiet cul-de-sac situated in the popular Whinfield area of Darlington, within close proximity to a good range of local amenities including a supermarket, pharmacy and a number of first class local schools. There is a good local bus service into Darlington town centre where you will find a superb range of amenities including shops, boutiques, restaurants, bars and leisure facilities. 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 a welcoming entrance hallway. The hallway is warmed by a central heating radiator and benefits from laminated flooring and an under stairs cupboard providing useful storage.

Living Room

10'4" x 15'8"

The living room is situated to the front elevation of the property. Warmed by a central heating radiator, decorated in neutral tones and benefiting from a wooden fire surround with a granite hearth and inserts. A door leads in to the dining room.

Dining Room

8'9"n x 10'11"

The dining room is warmed by a central heating radiator, is tastefully decorated in neutral tones and benefits from laminated flooring. Double glazed patio doors lead into the conservatory.

Conservatory

18'2" x 10'0"

The conservatory offers panoramic views overlooking the rear garden and benefits from laminated flooring and UPVC double glazed windows. A UPVC double glazed door leads out to the rear garden.

Kitchen

10'7" x 8'8"

The kitchen is fitted with a comprehensive range of wall, floor and drawer units with contrasting worktops incorporating a composite sink and drainer. The kitchen benefits from laminated flooring, a UPVC double glazed window, an integrated electric oven with a gas hob and over head extractor hood and plumbing for an automatic washing machine.

Cloakroom

The cloakroom has a UPVC double glazed window and is fitted with a suite comprising of a wash hand basin and a low level WC.

First Floor Landing

A staircase leads to the first floor landing.

Bedroom One

8'10" x 12'7"

With a UPVC double glazed window overlooking the rear elevation of the property a double bedroom warmed by a central heating radiator.

Bedroom Two

10'6" x 9'2"

A double bedroom warmed by a central heating radiator and benefiting from a UPVC double glazed window overlooking the rear elevation of the property.

Bedroom Three

8'5" x 8'7"

With a UPVC double glazed window overlooking the front elevation of the property a further double bedroom warmed by a central heating radiator.

Bathroom

5'5" x 6'2"

The bathroom has laminated flooring, partially tiled walls, a UPVC double glazed window with privacy glass and is fitted with a modern 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 driveway providing off road car parking, a garage with power and lighting and a garden which is laid to lawn and complimented with a variety of mature shrubs and plants. To the rear of the property there is a garden laid to lawn, an abundance of mature shrubs and plants and a raised patio area which is ideal for outdoor entertaining.

