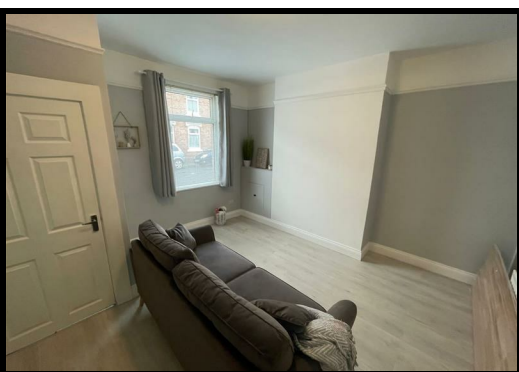




## **27 Grasmere Road, Darlington Offers In The Region Of £85,000**

Occupying an extremely pleasing position on Grasmere Road within the much sought after Eastbourne area of Darlington a superb opportunity has arisen to acquire a beautifully presented two bed roomed mid terraced period property. Grasmere Road is superbly positioned within walking distance to the local shops and amenities at Yarm Road Retail Park and Darlington town centre. This residence offers accommodation over two floors including a welcoming entrance porch way, a beautifully presented lounge, a modern and most contemporary kitchen, two double bedrooms and a modern family bathroom. Externally to the rear of the property there is an enclosed yard with an outside tap. We recommend viewings at the earliest opportunity to avoid disappointment.





# 27 Grasmere Road, Darlington

## General Remarks

A superb opportunity has arisen to acquire a beautifully presented two bed roomed mid terraced period property occupying a most pleasing position on Grasmere Road within the highly regarded Eastbourne area of Darlington.

The property benefits from gas fired central heating and has a brand new boiler.

UPVC double glazed windows throughout

Council Tax band A

The property benefits from an intruder alarm

The property benefits from a full damp proof course to the downstairs of the property and a membrane has been placed into the floor

We recommend viewings at the earliest opportunity to avoid disappointment

## Location

Grasmere Road is conveniently placed within walking distance of Darlington Town centre and Yarm Road Retail Park where you will find a host of amenities including shops, restaurants and leisure facilities. The property is ideally situated for accessing first class local schools. Grasmere Road 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 Porch Way

The property is entered through a UPVC double glazed door leading into an entrance porch way.

## Living Room

13'1" x 13'1"

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

## Kitchen

8'0" x 13'1"

The newly fitted kitchen is fitted with a range of modern and most contemporary wall, floor and drawer units with contrasting worktops incorporating a composite sink and drainer. The kitchen benefits from vinyl flooring, a UPVC double glazed window, an integrated electric oven and hob with over head extractor hood, an under stairs cupboard providing useful storage and plumbing for an automatic washing machine.

## Rear Passage Way

The rear passage way has a cupboard providing useful storage. A door leads out to the rear yard.

## Downstairs Bathroom

7'6" x 6'2"

The bathroom has a tiled floor, partially tiled walls and is fitted with a modern suite comprising of a panelled bath, a wash hand basin and a low level WC. There is UPVC double glazed window overlooking the side elevation of the property.

## First Floor Landing

A staircase leads to the first floor landing.

## Bedroom One

13'1" x 13'1"

A double bedroom 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 window.

## Bedroom Two

13'1" x 8'2"

A further double bedroom situated to the rear elevation of the property. Warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a UPVC double glazed window and a cupboard which houses the central heating radiator.

## Externally

Externally there is an enclosed yard to the rear of the property.

