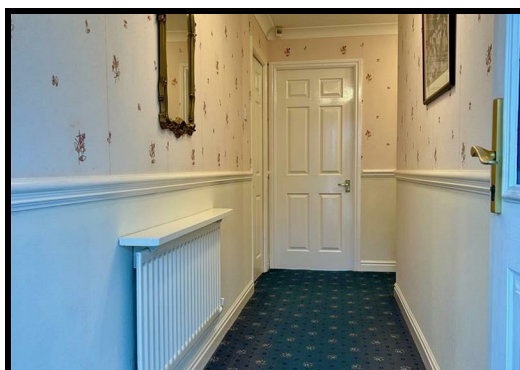




## **57 Cardinal Gardens, Darlington Offers In The Region Of £425,000**

Offered For Sale with NO ONWARD CHAIN. A truly outstanding opportunity has arisen to acquire a three bedroomed detached bungalow which occupies a corner plot. The property is situated in a pleasing position on Cardinal Gardens within the heart of the highly desirable West End of Darlington. This delightful residence is briefly comprised of an entrance porch way, a welcoming entrance hallway, a beautifully appointed lounge, a dining room, a conservatory, kitchen / breakfast room, a principal bedroom with an en suite shower room, two further bedrooms and a family bathroom. Externally to the front of the property there is a driveway providing off road car parking and a beautifully maintained and immaculately presented garden which is laid to lawn and complimented with a variety of plants and shrubs. There is a further garden to the side elevation of the property. To the rear of the property there is a stunning garden which is laid to lawn and complimented with an abundance of mature plants, a decked patio area which is ideal for outdoor entertaining and a single garage.

We recommend viewings at the earliest opportunity to avoid disappointment.



# 57 Cardinal Gardens, Darlington

## General Remarks

Offered For Sale with NO ONWARD CHAIN

A fantastic opportunity has arisen to acquire a three bedroomed detached bungalow which occupies a most pleasing position on Cardinal Gardens within the heart of the desirable west end of Darlington.

Gas fired central heating

Double glazed windows throughout

Council Tax band E

We would recommend viewings at the earliest opportunity to avoid disappointment

## Location

Cardinal Gardens is superbly positioned within the heart of the highly desirable west end of Darlington. The property is situated within a short walking distance of Mowden Park shopping precinct where you will find a host of amenities including a supermarket, a post office, a Chinese takeaway, a barbers shop and a popular public house. A wider range of amenities can be found a short drive away in Darlington's Town centre. The property is ideally situated for accessing first class local schools to include Mowden Infant and Junior School, Hummersknott Academy and Carmel College. Cardinal Gardens 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 a porch way. The porch way benefits from a tiled floor and double glazed windows. The spacious porch way could be used as a separate seating area with pleasant views overlooking the front of the property.

## Entrance Hallway

A welcoming entrance hallway warmed by a central heating radiator and benefiting from a dado rail, a cupboard providing useful storage and a hatch giving access to the loft.

## Living Room

14'6" x 12'0"

The living room is warmed by a central heating radiator, is tastefully decorated in neutral tones and benefits from a stone effect fire place and a UPVC double glazed window overlooking the front elevation of the property. The living room is open plan with the dining room.

## Dining Room

10'7" x 9'3"

The dining room is warmed by a central heating radiator, is decorated in neutral tones and benefits from a UPVC double glazed window overlooking the rear elevation of the property. French doors lead into the conservatory.

## Conservatory

10'0" x 12'6"

The delightful conservatory has a tiled floor, a Perspex roof and UPVC

double glazed windows offering fine views overlooking the rear garden. French doors lead out to the rear garden.

## Kitchen / Breakfast Room

10'10" x 12'5"

The kitchen breakfast room is fitted with a comprehensive range of wall, floor and drawer units with contrasting worktops incorporating a stainless steel sink and drainer. The kitchen benefits from a vinyl floor, an electric oven with a gas hob and over head extractor hood, a microwave, a dishwasher, plumbing for an automatic washing machine and a UPVC double glazed window. A door leads out to the rear garden. There is ample room for a dining table.

## Bedroom One

10'10" x 12'9"

A double bedroom warmed by a central heating radiator and benefiting from built in wardrobes providing useful storage, a UPVC double glazed window overlooking the rear of the property and an adjoining en suite shower room.

## En Suite Shower Room

The en suite shower room has a UPVC double glazed window overlooking the side elevation of the property and is fitted with a suite comprising of a walk in shower cubicle with shower, a wash hand basin and a low level WC.

## Bedroom Two

9'0" x 10'6"

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

## Bedroom Three

8'10" x 8'2"

A double bedroom warmed by a central heating radiator and benefiting from built in wardrobes providing useful storage and a UPVC double glazed window.

## Bathroom

The bathroom has a window overlooking the side elevation of the property and is fitted with a suite comprising of 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 and a beautifully maintained and immaculately presented garden which is laid to lawn and complimented with a variety of plants and shrubs. There is a further garden to the side elevation of the property. To the rear of the property there is a stunning garden which is laid to lawn and complimented with an abundance of mature plants, a decked patio area which is ideal for outdoor entertaining and a single garage.

