



48 Edgemoor Road, Darlington

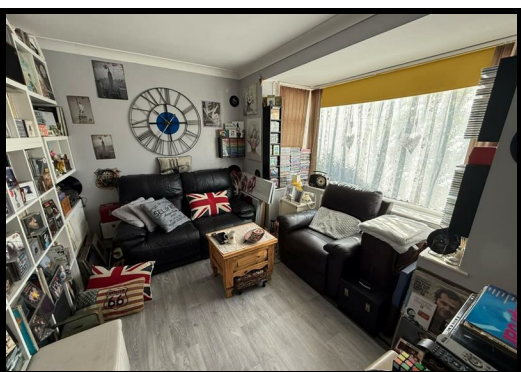
Asking Price £125,000

Situated in a desirable location on Edgemoor Road, Darlington, this charming semi-detached house presents an exceptional opportunity for a range of buyers. With three well-proportioned bedrooms and two inviting reception rooms, this property is perfect for first-time buyers, families seeking a comfortable home, or investors looking for a promising rental opportunity.

The layout of the house is both practical and welcoming, providing ample space for relaxation and entertaining. The two reception rooms offer versatility, allowing you to create a cosy living area or a formal dining space, depending on your needs. The three bedrooms are generously sized, ensuring that everyone has their own personal retreat.

The property also features a bathroom that caters to the needs of modern living, while the parking space for one vehicle adds to the convenience of this lovely home. Importantly, this property is offered for sale with no onward chain, making the purchasing process straightforward and hassle-free.

Situated in a pleasant neighbourhood, this residence is well-connected to local amenities, schools, and transport links, enhancing its appeal for families and professionals alike. Whether you are looking to settle down or invest, this semi-detached house on Edgemoor Road is a remarkable find that should not be missed.



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General Remarks

An outstanding opportunity has arisen to acquire a three bedroom semi detached residence occupying a most pleasing position on Edgemoor Road within the ever popular Firth Moor area of Darlington

Offered For Sale with NO ONWARD CHAIN

Council Tax - Band A

Gas central heating

UPVC double glazing

Location

The property is ideally situated on a quiet roadside location in the popular Firthmoor area of town which is to the east of Darlington's Town Centre. This modern residence is conveniently placed a short drive away from the 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. Edgemoor 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 Hallway

The welcoming entrance hallway gives access to the lounge, kitchen/breakfast room and cloakroom.

Cloakroom

Located just off the entrance hallway, the cloakroom is fitted with a suite comprising of a WC with handbasin.

Lounge

11'9" mx 8'53'0"

Situated at the front of the property this is a well presented, bright room with large UPVC double glazed bay window. The lounge is warmed by a central heating radiator and is tastefully decorated.

Kitchen/Dining Room

9'1" x 18'0"

Located to the rear aspect of the property the spacious

open-plan kitchen/dining room offers plenty of light with double glazed French doors leading to the rear garden with space for a dining table. The breakfast bar area links through to an immaculately presented kitchen offering a range of maple effect wall and floor units with contrasting work surfaces.

Utility Room

4'5" x 8'0"

The Utility room with plumbing for washing machine and door to the outside of the property.

First Floor Landing

A staircase leads to the first floor landing.

Bedroom One

12'2" x 9'1"

Located to the front aspect of the property a double bedroom warmed by a central heating radiator and benefiting from a UPVC double glazed window and a cupboard providing useful storage.

Bedroom Two

8'10" x 9'0"

A double bedroom with pleasant views overlooking the rear garden. Warmed by a central heating radiator and benefiting from a UPVC double glazed window.

Bedroom Three

9'0" x 8'11"

This larger than average third bedroom is located to the rear aspect of the property and is decorated with neutral tones with a feature wall.

Bathroom

5'6" x 7'0"

The bathroom is partly tiled and is comprised of a modern white suite to include a bath with overhead shower, wash basin and WC.

Externally

Externally the property has an enclosed front garden with parking to the side elevation. To the rear of the property there is a rear garden area which is laid to lawn.

