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NICK & GORDON
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**62 GRAINGER STREET, DARLINGTON,
DL1 5EQ**



Offers over £84,950
NO ONWARD CHAIN



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Offered for sale with NO ONWARD CHAIN, this property has seen recent improvements including a newly fitted kitchen, benefiting from an open plan aspect. The property is in need of some further improvements including cosmetic work, however, benefits from fully UPVC double glazed windows throughout, recently fitted bathroom and is heated by a gas fired combination boiler. The internal accommodation briefly comprises entrance hallway, living room, kitchen/dining room, two double bedrooms and a family bathroom. Please note that bedroom one benefits from an additional shower room. Externally there is a low maintenance hard standing forecourt and enclosed rear garden. Ideally located close to South Park, ideal for leisure activities and dog walking.

GENERAL REMARKS

Gas Central Heating
Double Glazing
Council Tax Band A

ENTRANCE HALL 1.03m x 1.32m (3'5" x 4'4")

Part obscure glazed composite entrance door with further window above opens into the entrance hallway with laminate flooring and stairs to first floor.

LIVING ROOM 3.78m x 4.11m (12'5" x 13'6")

A spacious reception room to the front of the property with a UPVC double glazed walk-in bay window and double doors opening into the kitchen/dining room.



KITCHEN/DINING ROOM 4.79m x 2.97m (15'9" x 9'9")

Newly fitted with a range of floor and wall mounted units with space for washing machine and fridge/freezer. Electric Hotpoint oven with 4-ring gas hob above and overhead extractor unit, wood effect work surfaces housing a stainless steel drainer sink, wood effect laminate flooring, UPVC double glazed windows to the side and rear elevations and door opening to rear garden.



FIRST FLOOR LANDING

Obscure UPVC double glazed window to the side, access to attic space and doors opening to first floor accommodation.

BEDROOM ONE 3.73m x 3.84m (12'3" x 12'7")

A spacious double bedroom with UPVC double glazed walk-in bay window to the front.



SHOWER ROOM 0.89m x 1.82m (2'11" x 6'0")

Having a porthole single glazed window to the front, part ceramic tiles walls, corner wash hand basin and shower cubicle with overhead electric shower unit.

BEDROOM TWO 2.66m x 3.37m (8'9" x 11'1")

A further good sized double bedroom with large UPVC double glazed window to the rear.



Darlington Office Opening hours

Monday - Friday 9.00am - 5.00pm
 Thursday - phone lines open until 6.30pm
 Saturday 9.00am - 4.00pm
 Sunday 10.00am - 1.00pm

These hours are subject to change during the Christmas and Easter periods

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BATHROOM 2.04m x 1.92m (6'8" x 6'4")

In need of completion, currently comprising low level WC, pedestal wash hand basin and roll top bath. Quality tiled flooring and part ceramic tiled walls, large UPVC double glazed window to the rear elevation. Also concealed wall mounted gas fired combination boiler. This room does need further decorating.



EXTERNALLY: FRONT

A low maintenance forecourt.

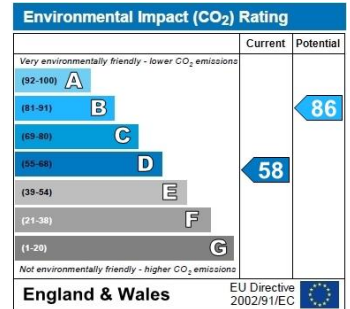
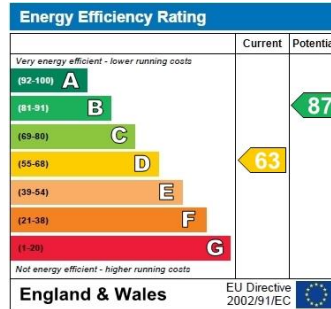
REAR GARDEN

A garden area with additional concrete hard standing.

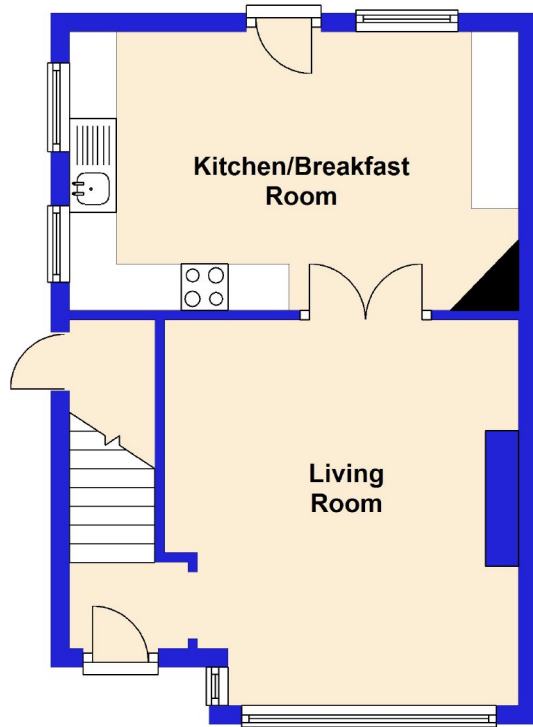


Viewings

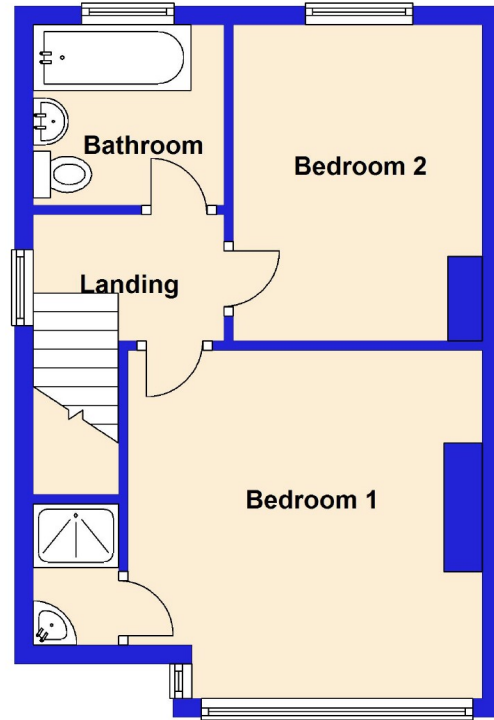
For further information and viewings please contact Darlington office on 01325 357807.



Ground Floor



First Floor



Sketch Plan: Not To Scale. For Illustrative Purposes Only. Produced by Carver Building Surveyors.
Plan produced using PlanUp.

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