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NICK & GORDON
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RESIDENTIAL



69 WHINFIELD ROAD, DARLINGTON, DL1 3HP

Offers in the region of £152,950



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Having undergone an extensive refurbishment and extension programme, this outstanding residence offers deceptively spacious accommodation, which must be viewed internally to be fully appreciated. Offering well proportioned family sized accommodation, the property has been sympathetically updated and retains a host of period features bringing both traditional and modern day living together. Also having the benefit of staircase giving access to attic room and large light and airy kitchen/dining room with views over the private rear garden.

GENERAL INFORMATION

Gas Central Heating
Double Glazing
Council Tax Band B

ENTRANCE HALL

Composite glazed entrance door opening into a spacious reception hallway having radiator, cornice ceiling, power sockets, feature oak effect flooring, smoke alarm, staircase giving access to attic room and period panelled doors opening to all ground floor accommodation.

LIVING ROOM 15'10 x 11'8 (4.83m x 3.56m)

A light and airy reception room with walk-in UPVC double glazed bay window with contemporary fitted wood blinds, Inglenook style fireplace with multi fuel cast iron stove together with stone hearth, cornice ceiling, radiator, power sockets and newly fitted carpet.



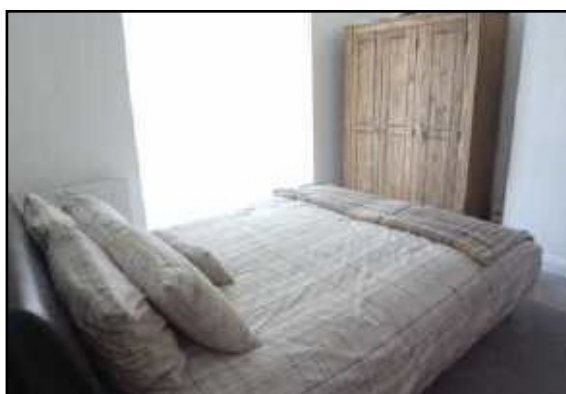
KITCHEN/DINING/FAMILY ROOM 19'6 x 16'7 (5.94m x 5.05m)

Having been upgraded and extended without regard to expense this stunning light and airy family room, fitted with a range of quality wall and floor units together with wood block work surfaces with upstand, under mounded stainless steel sink unit with chrome mixer tap and concealed gas fired boiler. Plumbing and space for washing machine, integrated dishwasher, fridge freezer and Stoves free standing range style oven together with brushed stainless steel splashback and overhead canopy. Radiator, attractive tiled effect laminate flooring, vaulted ceiling with two roof windows and bi-fold doors opening to rear garden.



BEDROOM ONE 10'8 x 11' (3.25m x 3.35m)

Located to the rear of the property a double bedroom with double glazed French doors opening to family room, radiator, recessed understairs storage area, power sockets and radiator.





BEDROOM TWO 9' x 10'6 (2.74m x 3.20m)

Located to the front a further double bedroom with double glazed window, radiator and power sockets.

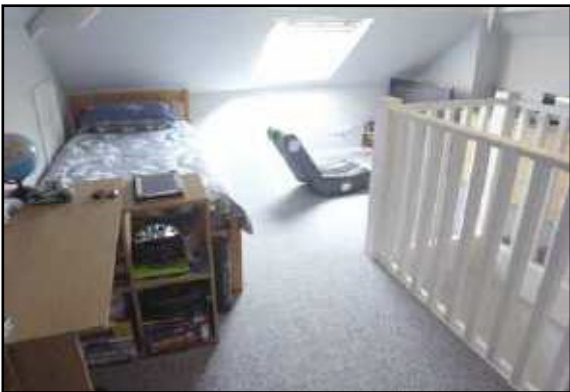


FIRST FLOOR

Stairs from the entrance hall lead to the first floor attic room.

ATTIC ROOM 13' x 15'2 (3.96m x 4.62m)

A further sizeable room having storage into eaves, roof window, radiator and power sockets.



BATHROOM/WC

With contemporary white suite comprising panelled bath with chrome mixer tap and overhead rainfall shower with shower rail, pedestal wash hand basin, low level WC, feature tiled surrounds, extractor fan, obscure window, feature flooring and heated chrome towel rail.



EXTERNALLY: FRONT

Located within the popular Whinfield area of Darlington. To the front there is a retaining boundary wall with access driveway allowing off road parking and attractive gravelled area. Side gated access to former garage/workshop.

GARAGE/WORKSHOP

With lighting.

REAR GARDEN

A private rear garden enclosed by timber fencing with attractive timber decking, lawn and well stocked borders. Garden shed.



Viewings

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

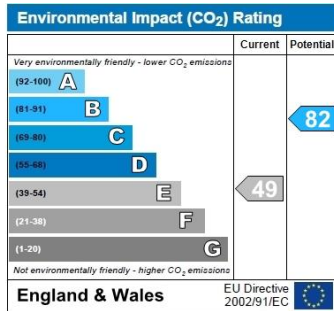
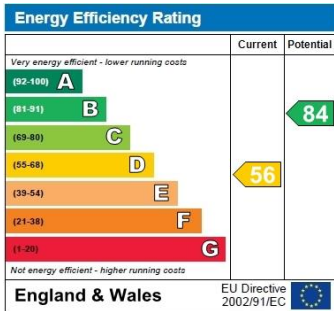
Darlington Office Opening hours

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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