



country properties
village properties
town homes
barn conversions
building plots

Pierremont Road
Darlington, DL3 6DN

Offers in the region of £140,000

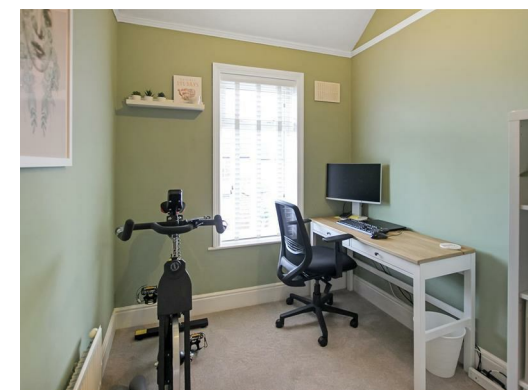
NICK & GORDON
CARVER
RESIDENTIAL

Having been sympathetically updated retaining many period features throughout, this is a home which needs to be viewed internally to be fully appreciated.

****PERIOD FEATURES THROUGHOUT**OPEN PLAN DINING ROOM TO KITCHEN**** Internal viewing will reveal portico entrance with stained glass period entrance door and side panels, opening into sizeable entrance hallway, together with feature flooring, useful understairs storage cupboard and spindle balustrade staircase giving access to the first floor, well proportioned living room with feature fireplace with tiled hearth and gas fire, feature picture railing, cornice ceiling, bay window, with bespoke blinds, dining room open plan to the kitchen to the rear of the property having west facing aspect with double French doors opening onto rear courtyard, feature fireplace and original built in cupboards and drawers, open plan kitchen area fitted with a range of quality units, freestanding oven and hob, fridge freezer. The first floor landing gives access to three good sized bedrooms, bedroom 1 having built in wardrobes, bathroom/wc with three piece suite comprising bath with overhead electric shower, wash hand basin, wc and tiled surround.

Externally to the front is a low maintenance forecourt with footpath, to the rear there is a sizeable enclosed west facing courtyard with useful store shed.





- RETAINING MANY PERIOD FEATURES
- OPEN PLAN KITCHEN AND DINING ROOM
- WEST FACING COURTYARD
- POPULAR DENE LOCATION
- LIVING ROOM WITH BAY WINDOW

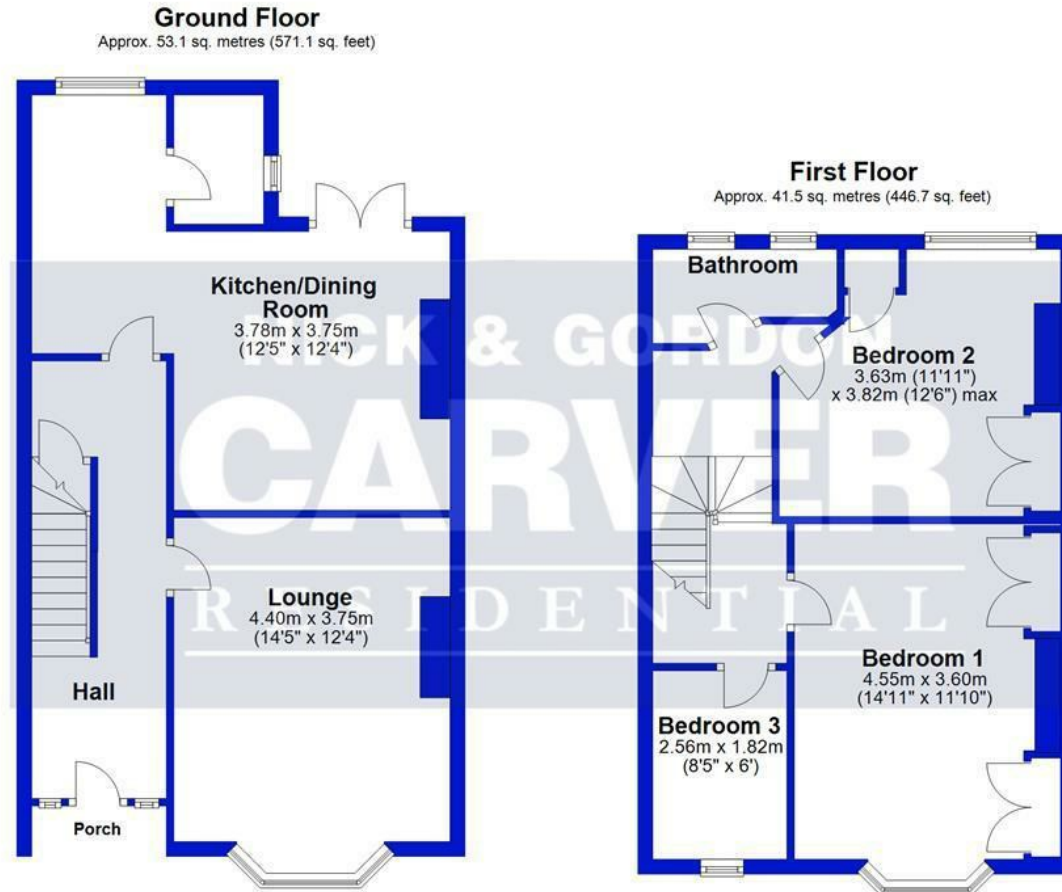
GENERAL INFORMATION

Tenure: Freehold

Services: Gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding B)



Total area: approx. 94.6 sq. metres (1017.8 sq. feet)

Sketch Plan: Not To Scale. For Illustrative Purposes Only. Created by HJ Cadplan Ltd.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	63
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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MAB 6202



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