



Ann Cordey
ESTATE AGENTS

12 Pierremont Drive, Darlington, County Durham, DL3 9LZ
Offers In The Region Of £229,950



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This THREE DOUBLE BEDROOM DETACHED residence sits at the head of a cul-de-sac within Darlington's West End Pierremont area. Extended and upgraded with MODERN KITCHEN AND BATHROOM, the property is in ready to move into order and offers spacious family accommodation. Sitting within easily maintained and delightful gardens. The property must be viewed to be appreciated. Ease of access to the town centre + Cockerton Green.

Warmed by gas central heating and fully double glazed throughout. A brief summary of the accommodation that is on offer is as follows: Reception hallway with solid wood flooring, handy ground floor cloaks/WC. The lounge measures over 22 feet and is a generous space with internal doors leading to the separate dining room which enjoys views of the rear garden. The kitchen has been upgraded with a modern range of cabinets offering ample storage and complimented by contrasting work surfaces. To the first floor the landing area leads to the THREE DOUBLE BEDROOMS, the separate WC and bathroom, there is access to the attic area via a pull down ladder.

Externally the garden is designed for ease of maintenance with gravelled display and offers off street parking, there is also a single garage. The rear garden attracts a great deal of the summer sunshine and has been designed for ease of maintenance with artificial grass, paved patio and seating area and the interest is added by an array of plants and shrubs to the borders and water feature. In addition there is a timber shed.

RECEPTION HALLWAY

The welcoming reception hallway has solid wood flooring and balustrade staircase leading to the first floor.

CLOAKS/WC

Fitted with a white suite to include low level WC and handbasin which is situated within a vanity storage cupboard and there is an extractor fan.

LOUNGE

12'03 x 22'01 (3.73m x 6.73m)

This well proportioned reception room is of a good size and has a large upvc window to the front and has a great deal of natural light. There is a wall mounted feature fire and solid oak internal glazed folding doors that open into the dining area.

DINING ROOM

12'07 x 8'04 (3.84m x 2.54m)

Again light and airy and having the advantage of being dual aspect and having windows to the rear and side and there is laminate flooring and it enjoys views of the rear garden.

KITCHEN

14'05 x 7'11 (4.39m x 2.41m)

Upgraded and well planned, refitted with a range of modern red gloss cabinets providing ample storage. The cabinets are complimented with contrasting grey work surfaces with a textured sink. The integrated appliances include electric double oven and gas hob with extractor fan. In addition there is both plumbing for an automatic washing machine and dishwasher. The kitchen has a upvc window to the rear looking onto the gardens and a door leading out to the side,

FIRST FLOOR

LANDING

Leads to the three double bedrooms and bathroom/shower room and a separate/WC. There is access to the attic area via a pull down ladder, the attic is insulated and has light and power.



BEDROOM ONE

13'09 x 12'02 (4.19m x 3.71m)

The principle bedroom has a window to the front aspect and a range of fitted wardrobes.

BEDROOM TWO

12'05 x 8'00 (3.78m x 2.44m)

A further well proportioned double bedroom having the advantage of being to the rear aspect and overlooking the gardens.

BEDROOM THREE

13'00 x 7'11 (3.96m x 2.41m)

A third good sized room overlooking the front aspect.

BATHROOM

Having being upgraded to include safety panel bath and a double walk in shower cubicle, there is ample storage via built in vanity cupboards and the room has been finished in tasteful tones and ceramics.

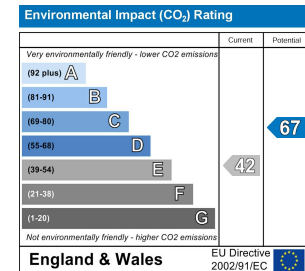
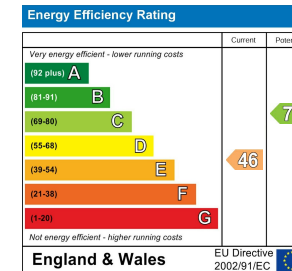
SEPARATE/WC

Again upgraded in the neural tones and styling of the bathroom, there is a WC and handbasin which is built in a vanity storage unit and there is upvc panelings to the walls.

EXTERNALLY

The front garden is open plan with gravelled display allowing for off street parking. In addition there is a single garage measuring 17'05 x 8'00. The central heating boiler is situated within the garage and there is light and power.

The rear garden is enclosed by fencing and has been well maintained and designed for ease of maintenance by the current vendor, the lawn is artificial and has a paved patio seating area and the interest is provided by the well stocked borders which have an abundance of plants and shrubs and in addition there is a water feature and timber shed.



YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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