





## 7 Swinbridge, Darlington, Yorkshire, DL2 2GB

This substantial THREE DOUBLE BEDROOMED semi detached residence is situated in the popular Faverdale West Park area of Darlington. Modern and spacious accommodation positioned within a cul-de-sac location and occupying a pleasant plot having a south facing garden and the advantage of the garage being on site with a personal door for convenient access.

The property is available with no onward chain, and has the advantage of a large dual aspect kitchen/diner, three double bedrooms and the addition of a sun room with access to the lounge and having french doors enjoying views of the garden. Viewing is highly recommended.

Fully double glazed with a security alarm system and gas central heating (via a combination boiler installed in 2019). The property boasts generous family accommodation and is conveniently situated with ease of access to local shops, schools and amenities.

The vibrant hub of the West Park village is close by with a range of cafes and a well regarded pub/restaurant. Transport links to the A1M are close by also.

### RECEPTION HALLWAY

With composite entrance door leading into the reception hallway with the staircase accessing the first floor and leading both to the kitchen/diner and lounge.

### LOUNGE

**10'04 x 10'02 (3.15m x 3.10m)**

Well proportioned reception room with a upvc window to the front aspect and an electric freestanding fire suite, there are double wooden internal doors that open into the pleasant garden room.

### GARDEN ROOM

**10'10 x 7'05 (3.30m x 2.26m )**

A pleasant space of which to enjoy views of the garden to the rear with french doors allowing a great deal of natural light to flood through.

### KITCHEN/DINER

**10'08 x 21'06 (3.25m x 6.55m)**

With plenty of space on offer, dual aspect making it light and bright with an ample range of beech effect wall, floor and drawer cabinets with stainless steel sink unit. The integrated appliances include an electric neff oven, gas hob with extractor fan and plumbing for an automatic dishwasher. There is space for an under counter fridge and freezer and the kitchen area has been finished with ceramic tiled splash backs. With a window to the front aspect, the dining area can easily accommodate a family dining table. There is a built in understairs storage cupboard.

### UTILITY ROOM

With a door leading to the rear garden and fixed work surfaces, plumbing for an automatic washing machine and access to the ground floor cloaks/WC.

### CLOAKS/WC

Modern white suite to include low level WC and pedestal handbasin.

### FIRST FLOOR

### LANDING

The landing accesses the three double bedrooms and the family bathroom/WC, it has a built in airing cupboard and access to the attic area.



### BEDROOM ONE

11'05 x 10'10 (3.48m x 3.30m)

The principle bedroom is well proportioned and overlooks the front aspect, boasting fitted double wardrobe and having en-suite shower facilities.

### EN-SUITE

With double shower cubicle with mains fed thermostatic shower, there is a low level WC and pedestal handbasin. The room has been finished with ceramic tiled surrounds

### BEDROOM TWO

11'04 x 10'08 (3.45m x 3.25m)

Further double bedroom again overlooking the front aspect.

### BEDROOM THREE

10'01 x 8'02 (3.07m x 2.49m)

The third and further double room having the advantage of overlooking the rear garden.

### BATHROOM/WC

Fitted with a modern white suite to include panelled bath, with a low level WC and handbasin. The room is particularly spacious and finished with neutral ceramic tiling.

### EXTERNALLY

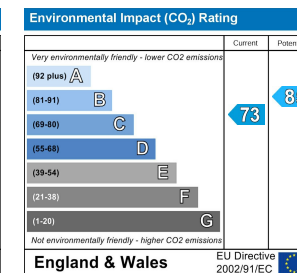
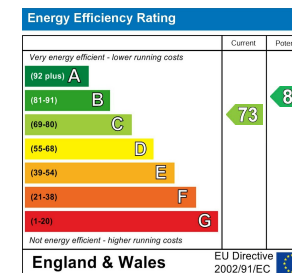
There is a forecourt to the property which is enclosed by attractive wrought iron railings and designed for ease of maintenance with gravelled display. There is a single gate to the side leading into the rear garden.

The rear garden itself is of a particularly good size and mainly laid to lawn with paved patio seating areas, the garden is south facing and attracts a great deal of the summer sunshine. This property also has the advantage of a single brick built garage on site and there is a personal door accessed from the garden which makes it a useful space for storage and utilities. The garage has an up and over door light and power.



**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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