



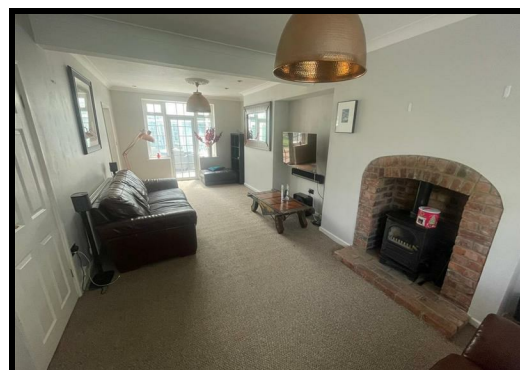
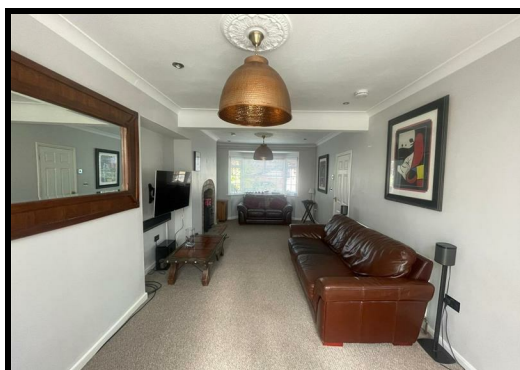
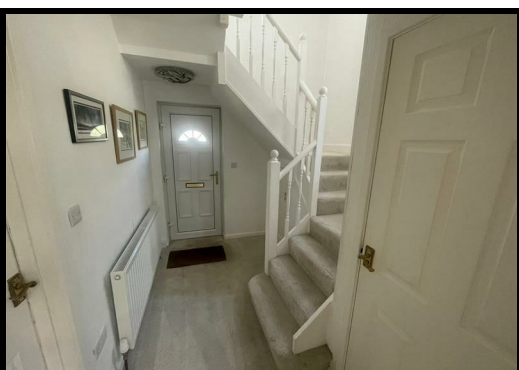
## 19 Glenfield Road, Darlington Offers In The Region Of £280,000

Welcome to Glenfield Road, Darlington - We welcome to the market a charming property that is sure to capture your heart! This delightful property is brief is comprised of a welcoming entrance hallway, a cloakroom, a living room and conservatory which are perfect for entertaining guests or simply relaxing with your loved ones. A kitchen completes the downstairs living accommodation. To the upstairs of the property there are two double bedrooms, a single bedroom and a shower room.

Occupying a most pleasing position on Glenfield Road within the highly desirable west end of Darlington. This peaceful neighbourhood offers a tranquil retreat from the hustle and bustle of everyday life.

Built in 1955, this house exudes character and charm, blending traditional appeal with modern comforts.

What's more, this property is offered for sale with NO ONWARD CHAIN, ensuring a smooth and hassle-free buying process. We recommend viewings at the earliest opportunity to avoid disappointment.



# 19 Glenfield Road, Darlington

## General Remarks

Offered For Sale with NO ONWARD CHAIN

A superb opportunity has arisen to acquire a three bed roomed semi detached residence occupying a most pleasing position on Glenfield Road within the highly desirable west end of Darlington.

Gas fired central heating

Double glazed windows throughout

Council Tax band D

We welcome viewings at the earliest opportunity to avoid disappointment

## Location

Glenfield Road is superbly positioned within the highly desirable West End of Darlington. This beautiful property is situated within a short walking distance of Darlington's Town centre where you will find a host of amenities including shops, boutiques, restaurants, continental cafe's and leisure facilities. The property is ideally situated for accessing first class local Schools and Colleges to include The Federation of Abbey Infant and Junior school, St Augustine's Primary School, Polam Hall School, Hummersknott Academy, Carmel College and The Queen Elizabeth Sixth Form College. For the commuter the property is well placed for travel to the business and commercial centres throughout the region via the A1M and the A66. Darlington's East Coast Main Line railway provides easy commuting to both Newcastle and York with London Kings Cross accessible within two and a half hours.

## Entrance Hallway

The property is entered through a UPVC double glazed entrance door leading into a welcoming entrance hallway. The hallway is warmed by a central heating radiator and is tastefully decorated in neutral tones.

## Cloakroom

The cloakroom is warmed by a central heating radiator and is fitted with a suite comprising of a wash hand basin and a low level WC.

## Living Room

10'0" x 24'1"

The beautifully presented living room is warmed by a central heating radiator, is tastefully decorated in neutral tones and benefits from a double glazed bay window overlooking the front elevation of the property, a brick feature fire place and a log burning stove. A double glazed door leads into the conservatory.

## Conservatory

13'1" x 10'5"

The conservatory is warmed by a central heating radiator and benefits from UPVC double glazed windows which offer fine views overlooking the rear garden. A double glazed door leads out to the patio area and the rear garden beyond.

## Kitchen

12'9" x 8'2"

The kitchen is fitted with a comprehensive range of wall, floor and drawer units with contrasting worktops incorporating an inset sink and drainer. The kitchen benefits from vinyl flooring, a UPVC double glazed window which overlooks the rear garden and plumbing for an automatic washing machine.

## First Floor Landing

A staircase leads to the first floor landing.

## Bedroom One

11'1" x 9'3"

A double bedroom warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a UPVC double glazed window which overlooks the front elevation of the property and built in wardrobes providing useful storage.

## Bedroom Two

12'5" x 9'0"

With a UPVC double glazed window with pleasant views overlooking the rear garden a further double bedroom warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from built in wardrobes providing useful storage.

## Bedroom Three

8'1" x 7'7"

A further bedroom with a UPVC double glazed window overlooking the rear garden. Warmed by a central heating radiator and tastefully decorated in neutral tones.

## Shower Room

8'4" x 5'0"

The shower room has a tiled floor, partially tiled walls, two UPVC double glazed windows with privacy glass and is fitted with a modern suite comprising of a shower cubicle with shower, a wash hand basin inset into a vanity unit, a low level WC and a towel radiator.

## Externally

Externally to the front of the property there is a large block paved driveway with off road parking for several vehicles and a single garage. To the rear of the property there is a garden which is laid to lawn and complimented with a variety of mature plants and shrubs. There is also a raised decked patio area which is ideal for outdoor entertaining.

