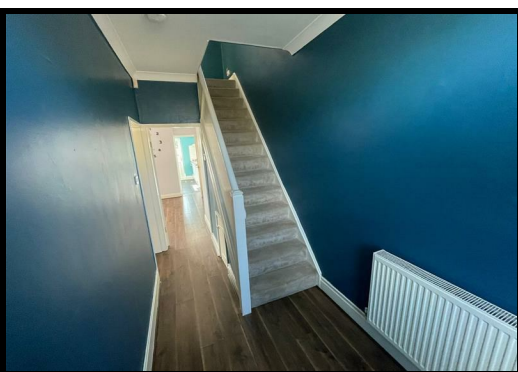




## **14 Claremont Road, Darlington Offers In The Region Of £149,950**

Offered For Sale with NO ONWARD CHAIN. Occupying a superb position within the ever popular Eastbourne area of Darlington a rare opportunity has arisen to purchase an immaculately presented traditional three bedroomed semi detached house. In brief the property is comprised of a welcoming entrance hallway, a beautifully presented lounge, a modern kitchen, dining room, three bedrooms and a contemporary family bathroom. Externally to the front of the property there is a driveway providing off road car parking and a garden designed for low maintenance. A particular feature of the property is the extensive rear garden which is laid to lawn. There is also a patio area which is ideal for outdoor entertaining. Offering impressive, ready to move into accommodation, the need for internal viewing is paramount in order to appreciate this beautiful residence



# 14 Claremont Road, Darlington

## General Remarks

Offered For Sale with NO ONWARD CHAIN

A superb opportunity to acquire a three bed roomed semi detached property occupying a most pleasing position on Claremont Road within the ever popular Eastbourne area of Darlington

Gas fired central heating

UPVC double glazing throughout

Council Tax band B

A large rear garden

We recommend viewings at the earliest opportunity to avoid disappointment

## Location

Claremont Road is conveniently placed within walking distance of Darlington Town centre and Yarm Road Retail Park where you will find a host of amenities including shops, restaurants and leisure facilities. The property is ideally situated for accessing first class local schools. 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. International air travel is available from both Newcastle and Teesside airports.

## Entrance Hallway

The property is entered through a UPVC double glazed door with side lights to either side leading into a welcoming entrance hallway. The hallway is warmed by a central heating radiator, is tastefully decorated and benefits from laminated flooring.

## Living Room

12'11" x 10'10"

The living room is situated to the front elevation of the property. Warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a UPVC double glazed bay window and new carpets.

## Dining Room

12'0" x 17'1"

The dining room has UPVC double glazed windows to the rear and side elevations. Warmed by a central heating radiator, decorated in neutral tones, incorporating a feature wall and benefiting from an under stairs cupboard providing useful storage.

## Kitchen

10'7" x 8'6"

The modern kitchen is fitted with a range of contemporary wall, floor and drawer units with contrasting worktops incorporating a stainless steel sink and drainer. The kitchen benefits from vinyl flooring, an integrated electric oven with a gas hob and over head extractor hood and two UPVC double glazed windows to each side elevation. A UPVC double glazed door leads out to the rear garden.

## First Floor Landing

A staircase leads to the first floor landing.

## Bedroom One

12'11" x 10'2"

A double bedroom warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from laminated flooring and a UPVC double glazed window overlooking the front of the property.

## Bedroom Two

12'2" x 10'7"

A further double bedroom with pleasant views overlooking the rear garden. Warmed by a central heating, tastefully decorated in neutral tones and benefiting from a new carpet.

## Bedroom Three

9'7" x 6'8"

With a UPVC double glazed window overlooking the front of the property a further bedroom warmed by a central heating radiator and decorated in neutral tones.

## Bathroom

The bathroom has vinyl flooring, a UPVC double glazed window overlooking the rear of the property and is fitted with a modern suite comprising of a panelled bath with over head shower, a wash hand basin and a low level WC.

## Externally

Externally to the front of the property there is a driveway providing off road car parking and a garden designed for low maintenance. A particular feature of the property is the extensive rear garden which is laid to lawn. There is also a patio area which is ideal for outdoor entertaining.

