



## 49 Deneside Road, Darlington £179,950

Welcome to Deneside Road, Darlington - a charming semi-detached residence that is sure to capture your heart! This delightful property in brief is comprised of a welcoming entrance hallway, a cloakroom, two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. There are three cosy bedrooms, providing plenty of space for the whole family to unwind and make memories and a family bathroom.

Situated in a sought-after location, this house offers a convenient lifestyle with easy access to local amenities and transport links.

One of the standout features of this home is its retention of period features, adding character and charm to the living space.

Offered for sale with NO ONWARD CHAIN this is a fantastic opportunity to make this house your own without any delays. Don't miss out on the chance to own a piece of history in a vibrant community. Contact us today to arrange a viewing and start envisioning your future in this lovely home on Deneside Road!



# 49 Deneside Road, Darlington

## General Remarks

Offered For Sale with NO ONWARD CHAIN

An outstanding opportunity has arisen to acquire a three bedroom semi detached residence occupying a most pleasing position on Deneside Road within the much sought after Denes area of Darlington.

Gas fired central heating

UPVC double glazed windows throughout

Council Tax Band B

We recommend viewings at the earliest opportunity to avoid disappointment

## Location

Deneside Road is located in the popular Dene's area to the north west of Darlington town centre, conveniently placed within walking distance of a range of amenities including shops, bars restaurants and leisure facilities. Cockerton village and Darlington's Memorial Hospital are also within walking distance of this desirable residence. 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 door leading into a most welcoming entrance hallway. The hallway is warmed by a central heating radiator and is tastefully decorated in neutral tones.

## Cloakroom

3'8" x 2'7"

The cloakroom has partially tiled walls, vinyl flooring and is fitted with a suite comprising of a wash hand basin and a low level WC.

## Living Room

12'1" x 11'3"

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.

## Dining Room

13'1" x 11'2"

With a UPVC double glazed window overlooking the rear elevation of the property the dining room is warmed by a central heating radiator and is tastefully decorated in neutral tones.

## Kitchen

9'10" x 7'1"

The kitchen is fitted with a comprehensive range of wall, floor and drawer units with contrasting worktops incorporating a stainless steel sink and drainer. The kitchen benefits from vinyl flooring, tiled splash backs, a double glazed window overlooking the side elevation of the property, plumbing for an automatic washing machine and a number of integrated appliances including an electric oven with a gas hob and overhead extractor hood and a fridge freezer. A UPVC double glazed door leads out to the rear porch.

## First Floor Landing

A staircase leads to the first floor landing.

## Bedroom One

11'3" x 11'2"

A double bedroom 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 window and an original cast iron fireplace with a feature surround.

## Bedroom Two

13'3" x 11'3"

With pleasant views overlooking the rear garden a double bedroom warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a UPVC double glazed window and a period cast iron fire place.

## Bedroom Three

9'11" x 7'2"

Situated to the rear elevation of the property a further bedroom warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a UPVC double glazed window.

## Bathroom

7'2" x 6'0"

The bathroom has vinyl flooring, partially tiled walls, a UPVC double glazed window with privacy glass and is fitted with suite comprising of a panelled bath, a shower cubicle with shower, a wash hand basin and a low level WC.

## Externally

Externally to the front of the property there is a block paved driveway providing off road car parking and a forecourt garden. To the rear of the property there is a spacious garden which is laid to lawn and a patio area which is ideal for outdoor entertaining.

