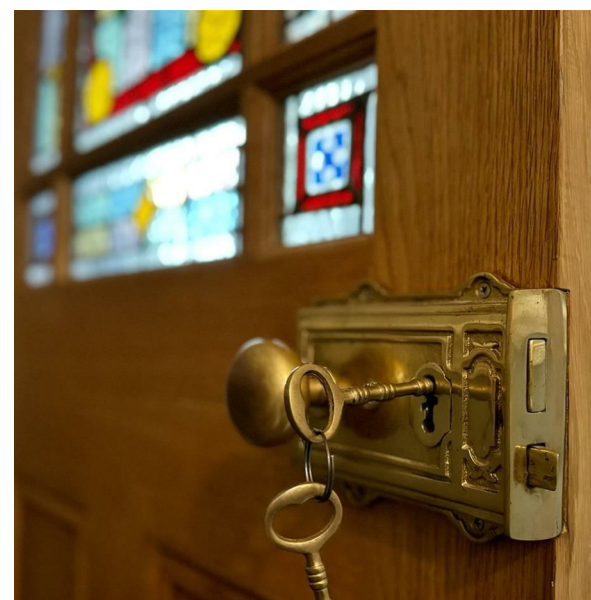


Waverley Terrace, Darlington, DL1 5AA
Offers in the region of £125,000



Waverley Terrace, Darlington, DL1 5AA

Offers in the region of £125,000
Council Tax Band: A

** VURV Estates ** The Art of Property -

* A pleasure to market this fine example of a luxurious mid terrace property ** Stunning throughout ** Impressive family bathroom ** Garage plus Sun Terrace ** Walking distance To Darlington train station ** Town centre with an easy reach ** Ideal family home *

Deceptive from its frontal appearance this fabulous, two reception room, three bedroom property can only be fully appreciated upon a thorough internal viewing. Such a welcoming feel with quality fixtures and fittings and sumptuous interior design. Improvements have been carried out to an impeccable standard throughout with little regard for cost.

Ground floor

Arrival through the composite front door you'll be met with an admirable stain glass door with vintage brass handle. Period style flooring flowing through the hallway with stairs to first floor and solid oak door leading to a generous dining room great for entertaining, also with French doors to a decking area. Off the dining room is useful ground floor WC and access to both the kitchen and lounge to the front. The cosy, yet light & airy lounge enjoys a multi-fuel stove and open aspect to the dining area. Nicely appointed kitchen quartz work surfaces and integrated appliances consist of gas hob, chimney style cooker hood, single oven, wine chiller, microwave, washing machine and dishwasher.

First floor

Landing with oak banister, useful cupboard and hatch with ladder, allowing access to a boarded loft with lighting. Three excellent bedrooms, two doubles and a good size single. Adding to what is an excellent amount of accommodation you won't be disappointed with the fabulous contemporary bathroom with double walk-in

shower, roll top bath and feature wall with bespoke oak cabinetry.

Externally

Beautifully maintained front forecourt style garden which has an outside water tap, mature flowering and block paving giving a fabulous impression. Rear enclosed yard with fitted steps to a delightful Sun Terrace. Larger than average Garage also to rear, perfect for secure parking or storage.

Please note:

Council Tax: Band A

Tenure - Freehold

EPC - C

VURV Estates 'The Art of Property'

Selling homes in Darlington & surrounding with forward thinking Estate Agency.

Disclaimer:

These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. They do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations, or any type of appliances which may be included.

Principal elevation

Entrance vestibule

Hallway

Lounge

13'2" x 13'3" (4.02 x 4.06)

Dining Room

13'2" x 13'10" (4.02 x 4.23)

Gound floor w.c.

Kitchen

12'7" x 7'10" (3.85 x 2.39)

First floor landing

Principal Bedroom

14'9" x 9'6" (4.51 x 2.91)

Second Bedroom

10'5" x 12'0" (3.18 x 3.67)

Third Bedroom

11'6" x 6'9" (3.52 x 2.06)

Bathroom

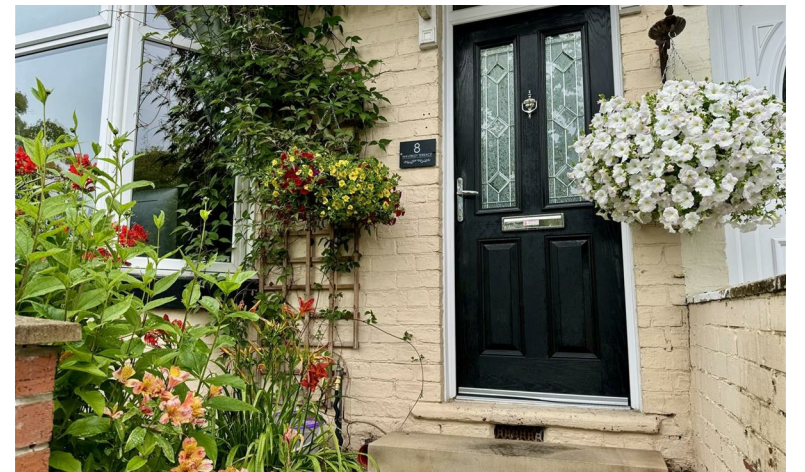
12'7" x 7'10" (3.85 x 2.39)

Sun Terrace

23'3" x 11'1" (7.11 x 3.38)

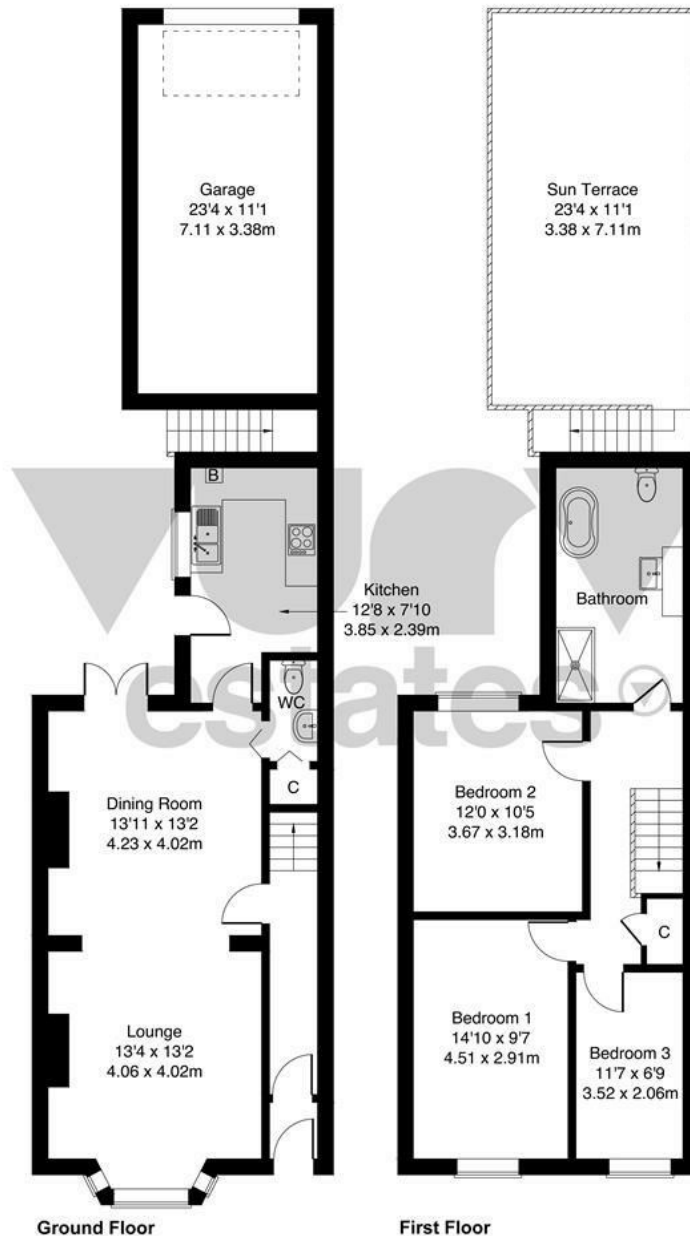
Garage

23'3" x 11'1" (7.11 x 3.38)



Waverley Terrace, Darlington, DL1 5AA

Approximate Gross Internal Area: (1453 sq ft - 135 sq m.)



Ground Floor

First Floor



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			87
(81-91) B		70	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	