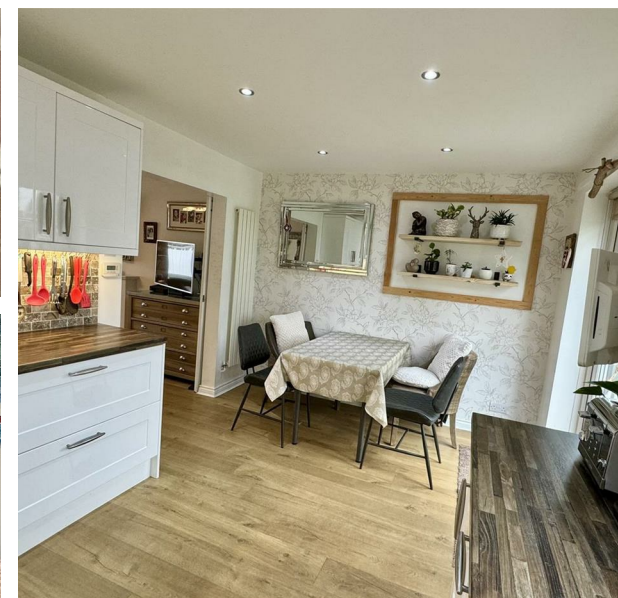


Tayport Close, Darlington, DL1 3TG
Offers in the region of £200,000



Tayport Close, Darlington, DL1 3TG

Offers in the region of £200,000

Council Tax Band: D

**** VURV Estates ** The Art of Property**

Welcome to Tayport Close, Darlington - a charming property with NO ONWARD CHAIN, located on the sought-after Ashbrooke development. This beautifully improved link-detached house boasts Three bedrooms, perfect for a growing family or those in need of extra space.

One of the highlights of this property is the modern kitchen, ideal for whipping up delicious meals and hosting gatherings. The kitchen/diner provides a lovely space for enjoying meals with family and friends.

Parking is always a breeze with the driveway and garage, ensuring convenience for homeowners and guests alike. Additionally, the easy reach to the A1(M) & A66 makes commuting a stress-free experience for those who need to travel for work or leisure.

Step outside to the south-west facing rear garden, where you can relax and unwind after a long day. The beautifully presented garden offers a perfect spot for enjoying the sunshine and hosting outdoor gatherings.

In excellent decorative order, modern kitchen and bathroom, this property is move-in ready and waiting for its new owners to make it their own. Don't miss out on the opportunity to call this lovely house your home. Book a viewing with VURV estates today and start envisioning the wonderful memories you could create in this delightful property.

Having been significantly improved by the present owner, this lovely home has so much to offer both inside and out. Majority of the upgrades were carried out in 2018 such as the refitted kitchen, bathroom, ground floor WC and quality flooring. It features uPVC double glazing, composite front door and gas central heating via a Baxi 800 'Combi' boiler, fitted 2021.

Ground floor
Entrance hallway, ground floor cloak/WC. Light and airy lounge to the front with a bay window and feature fireplace

with 'real flame' gas fire. Sliding doors lead from the lounge to the kitchen/diner great for entertaining. The nicely appointed kitchen provides a good range of units, gas hob, single oven, integrated dishwasher, fridge, vertical central heating radiator, and French doors leading to the garden.

First floor
Landing leading to a contemporary bathroom and three good size bedrooms, two doubles and a single. Principal and second bedroom enjoying two double built-in wardrobes.

Externally
Hard surface to the front allowing parking leading to the garage with up and over door, lighting, power & useful utility area to the rear which includes a stainless steel sink unit and plumbing for a washing machine along with the wall mounted boiler. Rear garden having that favourable Southwest aspect thus gaining majority of the afternoon and evening sun. It has been significantly improved and beautifully presented also featuring a useful lean-to pergola.

Please note:
Council tax Band - D
Tenure - Freehold
EPC rating - 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 hallway

Ground floor cloak room/WC

Lounge
16'6" into bay x 12'7" (5.04 into bay x 3.85)

Kitchen/diner
16'0" x 9'7" (4.89 x 2.94)

First floor landing

Principal bedroom
9'11" x 11'10" (3.04 x 3.62)

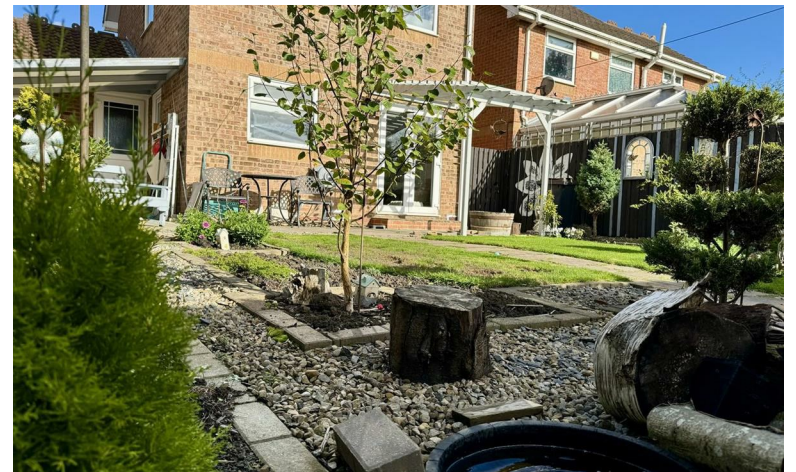
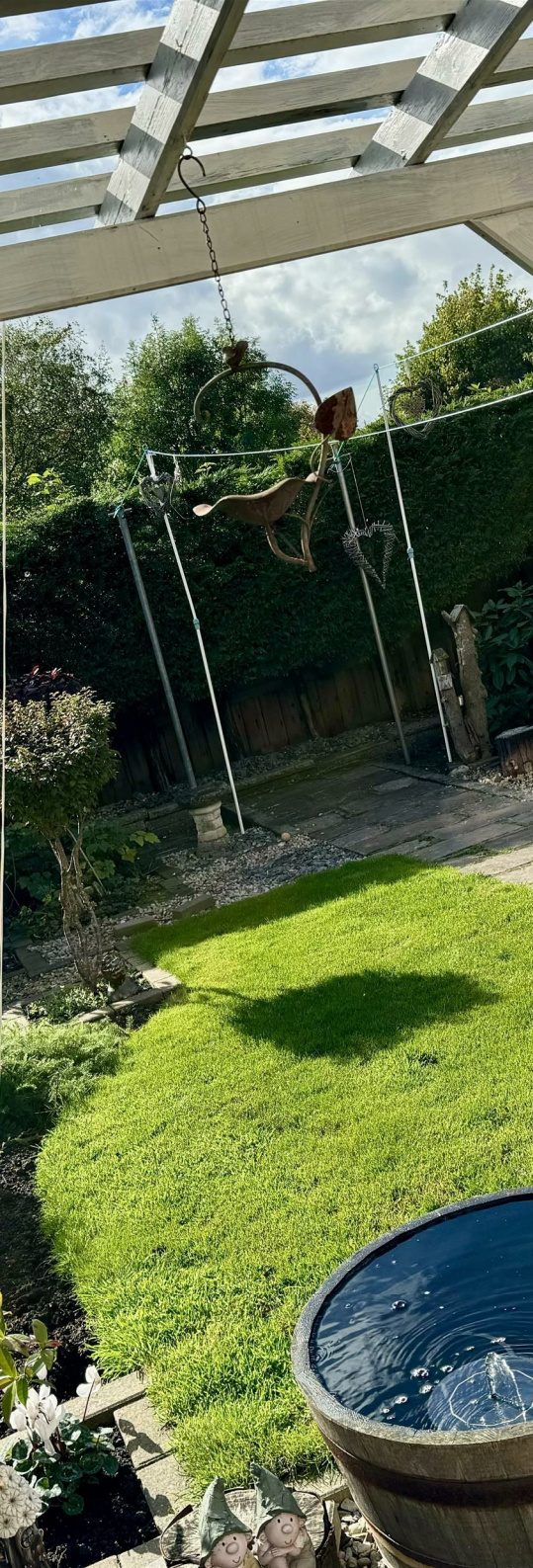
Second bedroom
8'7" x 10'6" (2.62 x 3.22)

Third bedroom
8'10" x 7'7" (2.70 x 2.33)

Bathroom
6'6" x 5'7" (1.99 x 1.71)

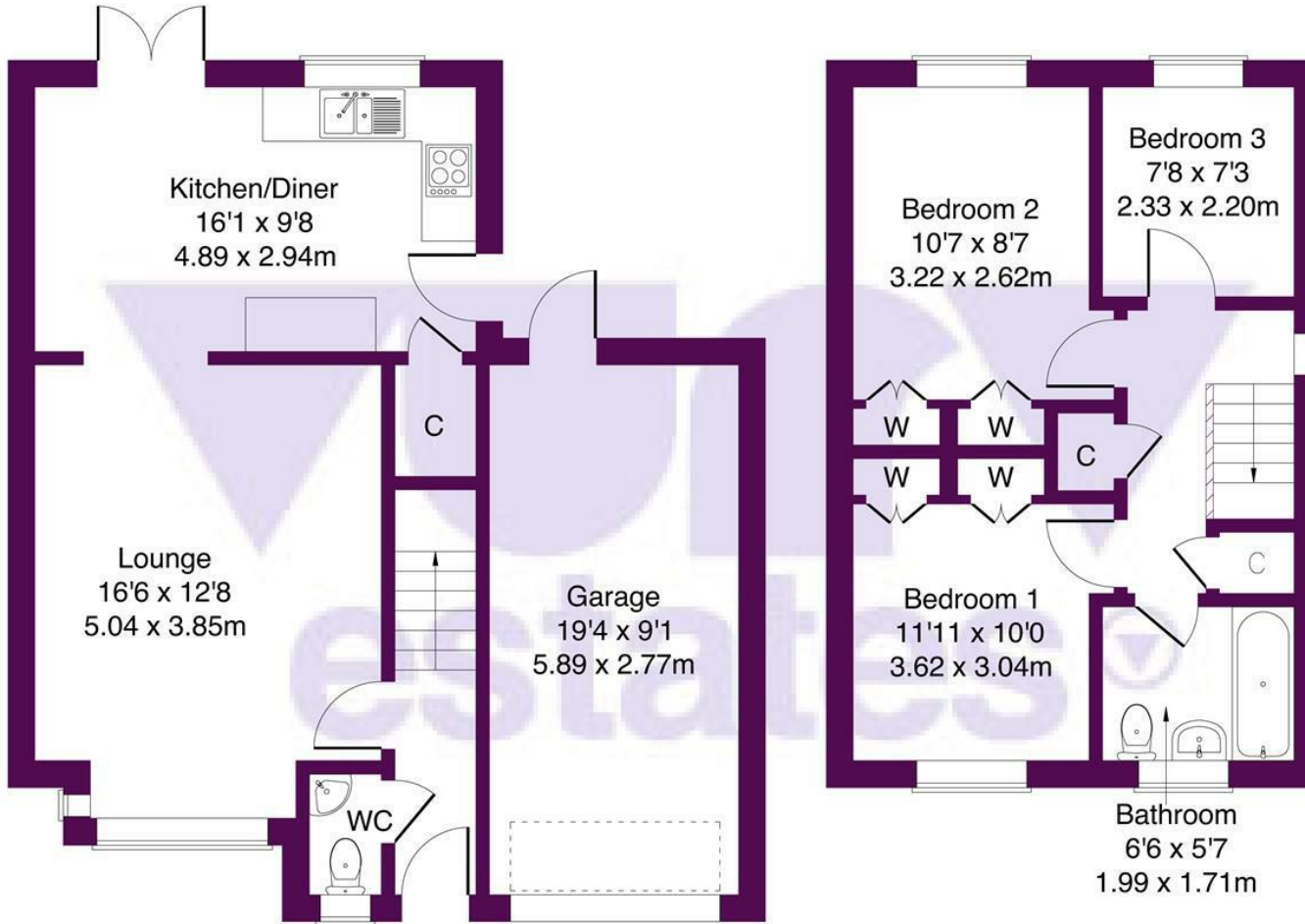
Rear garden

Garage



Tayport Close

Approximate Gross Internal Area: (1023 sq ft - 95 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
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	