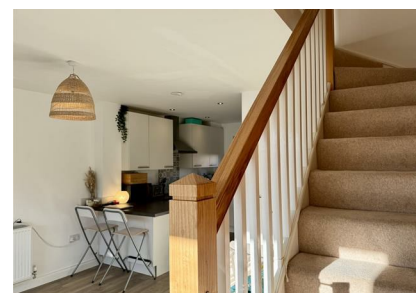
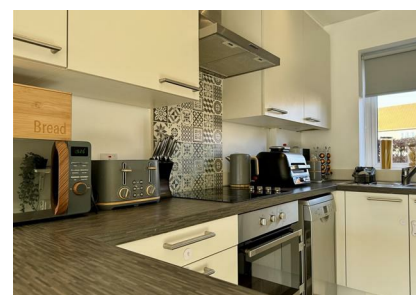


John Fowler Way, Darlington, DL2 2GG
Offers in the region of £149,995



John Fowler Way, Darlington, DL2 2GG

Offers in the region of £149,995

Council Tax Band: B

**** VURV estates ** The Art of Property -**

Nestled in the ever popular West Park area of Darlington, this charming two bedroom property on John Fowler Way presents an excellent opportunity for both first time buyers and investors alike. Conveniently located within a mere five-minute drive to the A1(M), this property offers easy access to major transport links while maintaining a peaceful residential atmosphere.

Upon entering, you will be greeted by a delightful open plan lounge and dining area, creating a warm and inviting space perfect for both relaxation and entertaining. The modern kitchen seamlessly flows from the living area, providing a functional yet stylish environment for culinary pursuits.

The property boasts two generously sized double bedrooms, ensuring ample space for comfortable living. The front of the house offers pleasant views, as the property is not overlooked, allowing for a sense of gentle ambience.

Competitively priced in today's market we anticipate demand to be high. This home represents a fantastic opportunity to secure a property in a sought after location. Whether you are looking to settle down or invest, this terraced house is sure to meet your needs.

Contact Vurv estates 'The Art of Property' today, for an early viewing.

Ground floor

Entrance hallway, cloak/WC, also with plumbing for a washing machine. Nicely appointed kitchen to the front providing a range of units, electric ceramic hob, single oven and space for a slimline dishwasher. Pleasant open aspect flowing nicely to the open plan lounge/diner ideal to maximise on family time. The

sliding patio door leads to the garden and open spindle balustrade leading to the first floor.

First floor

Landing opening to a modern bathroom and two double bedrooms all in good decorative order.

Externally

Superbly positioned on this development as not overlooked to the front. Manageable rear garden to the rear and parking to rear.

Please note:

Council tax Band - B

Tenure - Freehold

EPC Rating: B

Total sq ft to be considered guide only.

VURV estates 'The Art of Property'

Professional Estate Agents, covering Darlington & Teesside with creative & inviting marketing strategies! Property appraisals available 7 days a week! Part of the well-known VURV group, embracing property networking events across the country.

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

Cloaks/WC

Kitchen

7'0" x 10'8" (2.15 x 3.27)

Open plan lounge/dining area

13'10" (narrowing to 10'11") x 17'9" (4.22 (narrowing to 3.35) x 5.43)

First floor landing

Second bedroom

13'10" x 7'3" (4.22 x 2.22)

Principal bedroom

13'10" x 10'0" (4.22 x 3.06)

Bathroom

6'4" x 6'10" (1.95 x 2.09)

Rear garden



John Fowler Way

Approximate Gross Internal Area: (764 sq ft - 71 sq m.)



Not to Scale. Produced by The Plan Portal 2024
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	83	
(69-80) C		
(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