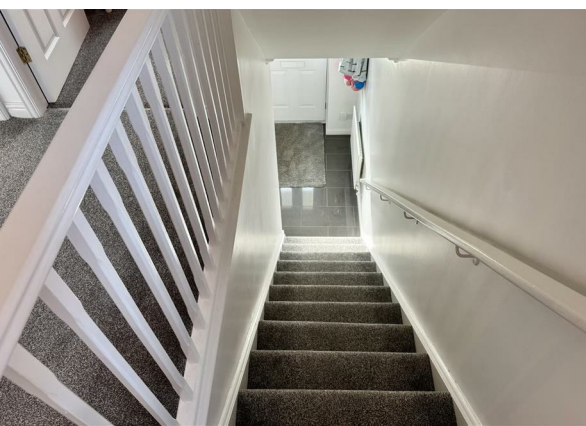
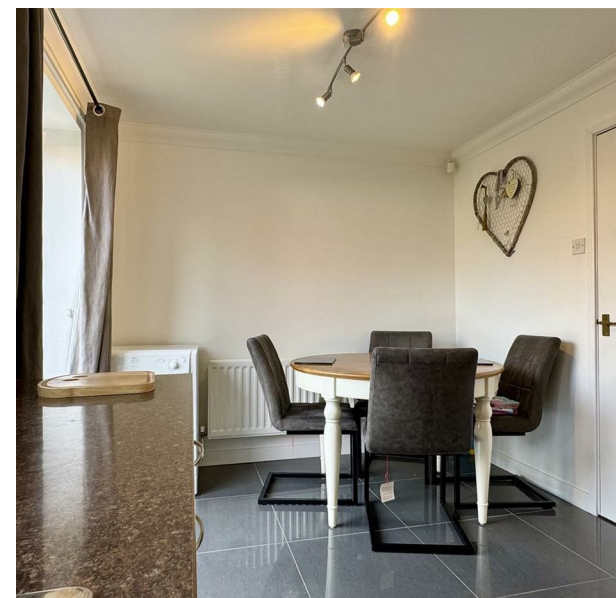


Faversham Park, Faverdale, Darlington, DL3 0UN
Offers in the region of £169,995



Faversham Park, Faverdale, Darlington, DL3 0UN

Offers in the region of £169,995

Council Tax Band: C

Nicely positioned on this popular cul-de-sac, on the High Grange development which lies to the Faverdale area of Darlington. This charming semi-detached house presents an excellent opportunity for first-time buyers or small families seeking a comfortable home. The property boasts three well-proportioned bedrooms, and an inviting reception room perfect for entertaining.

The heart of the home is the dining kitchen, which is ideal for family meals and gatherings. This area not only enhances the functionality of the home but also allows for easy access to the good-sized rear garden, where one can enjoy outdoor activities or simply unwind during those warmer months.

Convenience is a key feature of this property, with parking available for two vehicles. The location is particularly advantageous, situated within the sought-after High Grange development, which is known for its friendly community and accessibility. Residents will appreciate the easy reach to the A1(M), making commuting a breeze, while the nearby Cockerton village and town centre offer a variety of shops, cafes, and amenities.

This delightful home is not only well priced but also offers a perfect blend of comfort and practicality.

Ground floor

Entrance lobby, lounge to the front, dining kitchen to the rear with a sliding patio door to the garden. The fitted kitchen provides a good range of units, gas hob with extractor, single oven and space for a fridge freezer.

First floor

Landing with window to the side elevation and cupboard housing the domestic hot water cylinder.

Three bedrooms consist of two doubles and a single, complimented by a bathroom with white suite.

Externally

Gardens to front and rear along with a hard surface driveway running to the left-hand side of the property.

Please note:

Council tax Band - C

Tenure - Freehold

EPC Rating: C

Total sq ft to be considered guide only.

Gas central heating & Double Glazing

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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 Lobby

Lounge

11'10" x 15'8" (3.61 x 4.78)

Dining Kitchen

14'11" x 8'7" (4.57 x 2.64)

First Floor Landing

Principal Bedroom

8'0" x 13'10" (2.46 x 4.24)

Second Bedroom

8'0" x 10'5" (2.46 x 3.18)

Third Bedroom

6'7" x 9'4" (2.03 x 2.87)

Bathroom

Rear Garden



Faversham Park, Darlington, DL3 0UN

Approximate Gross Internal Area: (753 sq ft - 70 sq m.)



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Not to Scale. Produced by The Plan Portal 2025
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	71	
(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