



Superb location for school catchment areas!! Welcome to Fulthorpe Avenue in Mowden Darlington.

This beautiful semi-detached home has the all essential "3P's" Price, Position and Presentation!

You must see this one, it's neat as a pin and presents an excellent opportunity for families and individuals alike. With its inviting façade and stunning interior, this property exudes a warm and welcoming atmosphere from the moment you step through the door.

Inside, you will find a spacious formal lounge to the front, flowing through to an open plan modern kitchen / diner, perfect for both relaxation and entertaining, with double doors leading out to the garden, ideal for watching the kids whilst whipping up a meal or keeping you involved in the party when friends and family are visiting.

The property features three well-proportioned bedrooms upstairs complete with modern family bathroom, providing space for everyone. . The layout is typical of these properties and designed to accommodate the needs of modern living, a perfect choice for families or a young professional seeking office space.

Situated in a highly desirable area of Darlington, this property benefits from off street parking for multiple vehicles, a single garage and a private rear garden with patio and lawned area, not to mention a range of local amenities, including shops, schools, and parks, all within easy walking distance. The neighbourhood is known for its friendly community atmosphere, making it an ideal place to settle down.

In summary, this very well presented semi-detached house on Fulthorpe Avenue offers a new owner a modern home, space, comfort, and fantastic location. With its inviting reception rooms, three bedrooms, and convenient bathroom, it is a property that truly deserves your attention. Don't miss the chance to make this lovely house your new home.





- Price, Position, Presentation!
- Superb location for School catchment
- Modern, move straight in!
- Private rear garden
- Local amenities all within walking distance

- 3 Bed Semi-Detached family home
- Neat as a pin
- Off street parking
- Single garage

GENERAL INFORMATION:

Tenure: Freehold

Services: Gas central heating, mains electric, water and drainage.

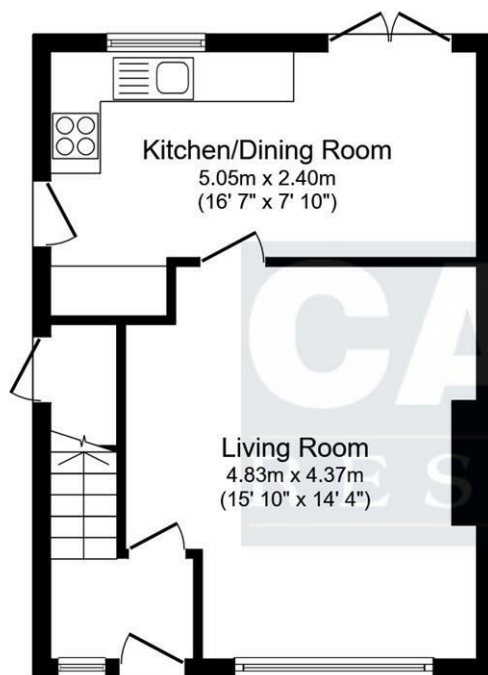
Double glazing

Local Authority: Darlington Borough Council (Tax Banding C)

Buyers Identification Checks

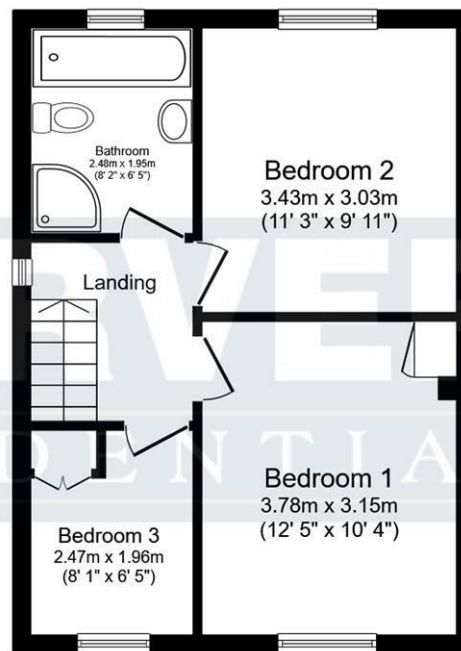
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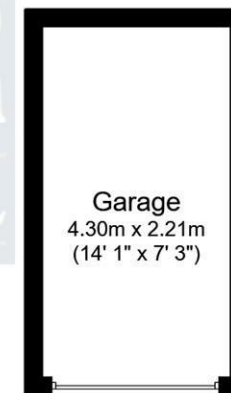
Ground Floor

Floor area 37.5 sq.m. (404 sq.ft.)



First Floor

Floor area 37.5 sq.m. (404 sq.ft.)



Garage

Floor area 9.6 sq.m. (103 sq.ft.)

Total floor area: 84.5 sq.m. (910 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		8
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	21	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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MAB 6202



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