



**** EVER POPULAR WHINFIELD AREA **** **** THREE DOUBLE BEDROOMS ****
**** LARGE REAR GARDEN **** **** NO ONWARD CHAIN ****

Ideal investment opportunity, first time purchase or family home for this deceptively spacious three bedroom mid link property nicely positioned in this popular part of Darlington. It lies within easy reach to the A1(M), A66, local doctor's surgery & Pharmacy and Asda supermarket.

The home has been well cared benefiting from upvc Double Glazing with the exception of a double glazed composite door to the front door, and Electric storage heating.

The generous garden is a must see having a west aspect, this gaining majority of the afternoon and evening sun, perfect to relax during those warmer months.

It will certainly appeal to a variety of buyers with viewings strongly recommend recommended at your earliest opportunity.

Council tax band A. Freehold basis. EPC Band E
 To arrange a viewing please contact Smith & Friends (formerly Robinsons Tees Valley)

Arran Walk, Darlington, DL1 3PX
3 Bed - House - Terraced
Offers Over £120,000
EPC Rating: D
Council Tax Band: A
Tenure: Freehold



Arran Walk, Darlington, DL1 3PX



Ground floor

Entrance hall with pleasant open arch to the kitchen, large walk-in storage cupboard and ground floor WC with white suite. Excellent size lounge overlooking the garden, perfect to entertain family and friends. Good size kitchen, providing a range of wall and base units with laminate work surfaces incorporating a sink unit with mixer tap, and integrated electric ceramic hob, single oven, extractor and dishwasher.

First floor

Hatch allowing loft access and cupboard housing the domestic hot water cylinder. Three double bedrooms with fitted wardrobes to the master, and a spacious bathroom with panel bath overhead shower basin and WC.

Externally

Gardens to both front and rear. The front garden considered low Maintenance and a useful outside store. The large rear garden has been well maintained having that west aspect, laid to lawn with mature borders, a garden shed, outside store and paved patio area.

ENTRANCE HALL

KITCHEN

GROUND FLOOR W.C.

LOUNGE

FIRST FLOOR ANDING

BEDROOM

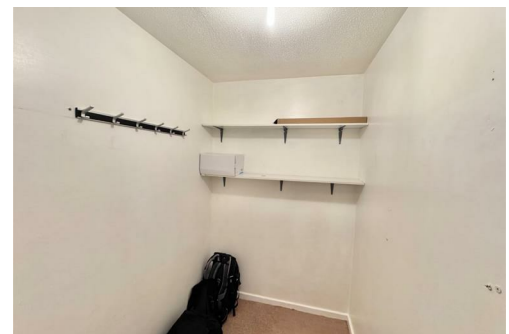
BEDROOM

BEDROOM

BATHROOM/W.C.

FRONT EXTERNAL

REAR GARDEN



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Arran Walk

Approximate Gross Internal Area
990 sq ft - 92 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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