



The Oaklands

Darlington DL2 1BD

Offers Over £245,000





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The Oaklands

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- Semi Detached
- Garden Room

- Three / Four Bedrooms
- EPC Rating B

- Open Plan Lounge / Diner
- Council Tax Band C

Spacious 3 bedroom semi-detached family home situated at the head of a cul-de-sac in the heart of the ever popular Middleton One Row. The lounge/dining room boasts an open plan layout with feature fireplace and a bay window allowing an abundance of light to flow through. The Garden room overlooks the well kept low maintenance garden providing a peaceful second reception room. The open plan kitchen/breakfast room is of high quality, with patio doors leading out to the garden area. There is also a utility room with plumbing for a washer/dryer, toilet, and a useful room to the front of the property which could be used as a study/home office, play room or hobby room or a downstairs bedroom. To the first floor there are two double bedrooms and a further single bedroom, all complete with fitted Durtona wardrobes. The shower room, which is also fitted by Durtona, is extremely high quality and with large walk-in shower, fitted hand basin and low level WC.

The property has solar panels of which are owned outright and prove to be extremely efficient along with the gas central heating system operated by HIVE, partially boarded loft with pull down ladder, fully fitted CCTV to the front and rear of the property and a large green house and shed which will be included within the garden.

This is a fantastic opportunity to purchase the beautifully presented three bedroom semi-detached property, benefiting from a beautiful south-facing garden, with the river Tees running to the rear, providing fantastic walks.

Entrance Hallway

Composite rock door to the front, radiator and staircase to the first floor.

Lounge / Dining Room

25'7 x 11'10 (7.80m x 3.61m)

Upvc double glazed window to the front, radiator electric fire with feature surround and upvc door to the rear.

Kitchen / Breakfast Room

18'8 x 9'2 (5.69m x 2.79m)

A fitted kitchen with a superb range of wall, base and drawer units with contrasting work surfaces incorporating sink unit with mixer tap, eye level oven with a electric hob and extractor fan, integrated fridge freezer, microwave and a warming draw. There are sliding doors to the rear leading onto the garden.

Utility Room

Cloakroom with w/c. There is also space for a washing machine and a dryer.

Conservatory

16'9 x 10'6 (5.11m x 3.20m)

Double glazed, radiator, gas fire and French doors to the side.

Bedroom Four / Study

8'2 x 7'10 (2.49m x 2.39m)

Upvc double glazed window to the front and radiator.

First Floor

Landing

Bedroom One

16'1 x 10'10 (4.90m x 3.30m)

Upvc double glazed window to the front, fitted wardrobes and radiator.

Bedroom Two

9'10 x 9'2 (3.00m x 2.79m)

Upvc double glazed window to the rear and radiator.

Bedroom Three

9'6 x 7'10 (2.90m x 2.39m)

Upvc double glazed window to the front, fitted wardrobes and radiator.

Family Bathroom

Externally

To the front of the property is a block paved drive way and a garden.

To the rear there is a south facing garden that is laid to mainly patio, greenhouse and shed. There is also CCTV which is included in the sale.

Council Tax

Band C

Tenure

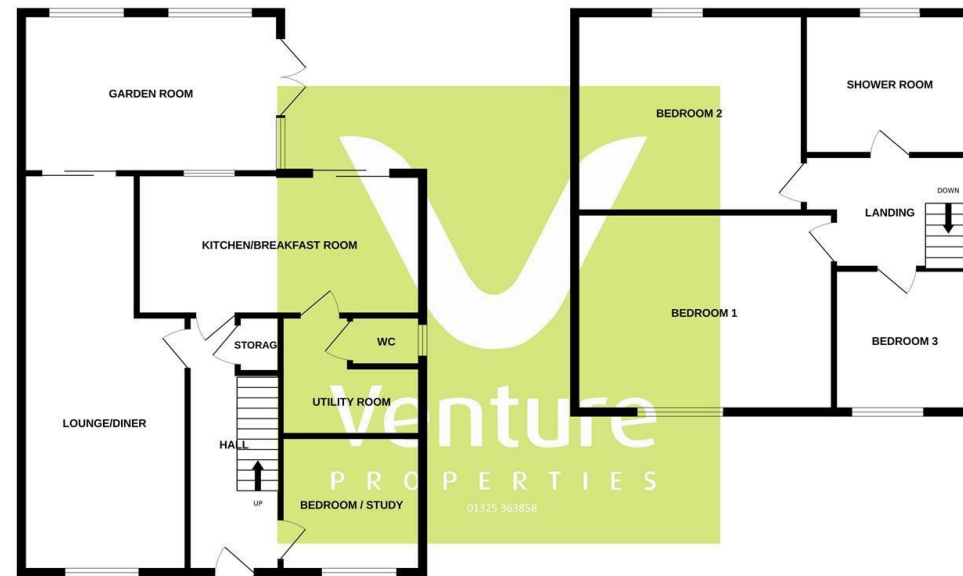
Freehold

Note

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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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