



Iris Grove

Darlington DL1 1AU

Offers In The Region Of £140,000





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- Semi-Detached
- Off Street Parking

- Two Bedrooms
- Council Tax Band A

- Ideal First Time Buy
- EPC Rating B

This immaculately presented two bedroom semi-detached property comes to the market and is located within the Central Park development close to the college in Haughton Road in Darlington. The property is tastefully and neutrally decorated throughout and offers good size family accommodation.

In brief; Entrance hallway, downstairs cloakroom, fitted kitchen and lounge to the rear. There are two bedrooms to the first floor and a family bathroom. There are gardens to the front and rear with off street parking.

Viewing is recommended.

Entrance Hall

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

Downstairs Cloaks

Wash hand basin, w/c and radiator.

Kitchen/Diner

11'6 x 7'6 (3.51m x 2.29m)

Upvc double glazed window to front, fitted with wall, base and drawer units, electric hob and oven. Stainless steel sink unit and there is also space for washing machine and there is a radiator.

Lounge

14'5 x 10'5 (4.39m x 3.18m)

There are French doors to rear a storage cupboard and radiator.

First Floor Landing

Access to loft and radiator.

Bedroom One

14'4 x 8'9 (4.37m x 2.67m)

Upvc double glazed window to rear, fitted wardrobes and radiator.

Bedroom Two

14'5 x 7'6 (4.39m x 2.29m)

Two upvc double glazed windows to front, storage cupboard and radiator.

Bathroom

Upvc double glazed window to side, bath with shower over and screen, w/c, wash hand basin and radiator.

Externally

To the front there is off street parking.

To the rear is mainly laid to lawn with patio area and shed.

Council Tax

Band

Tenure

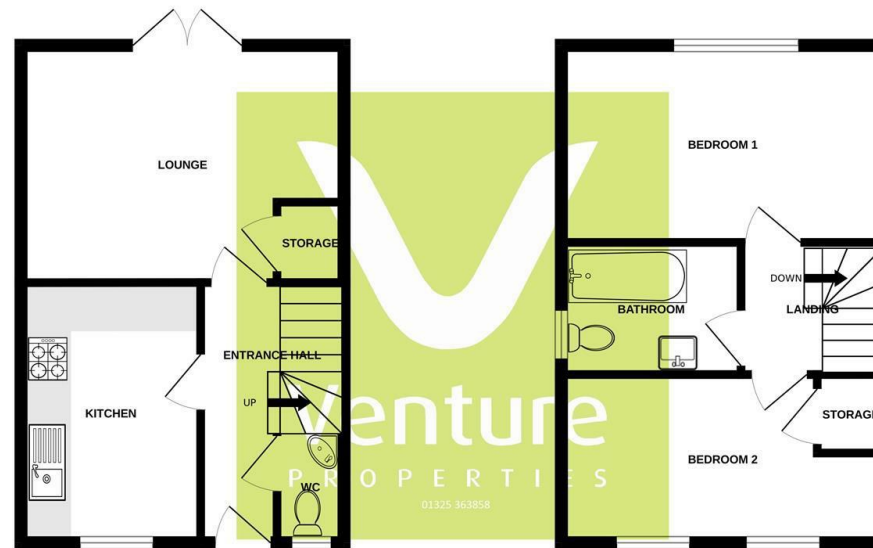
Freehold

Note

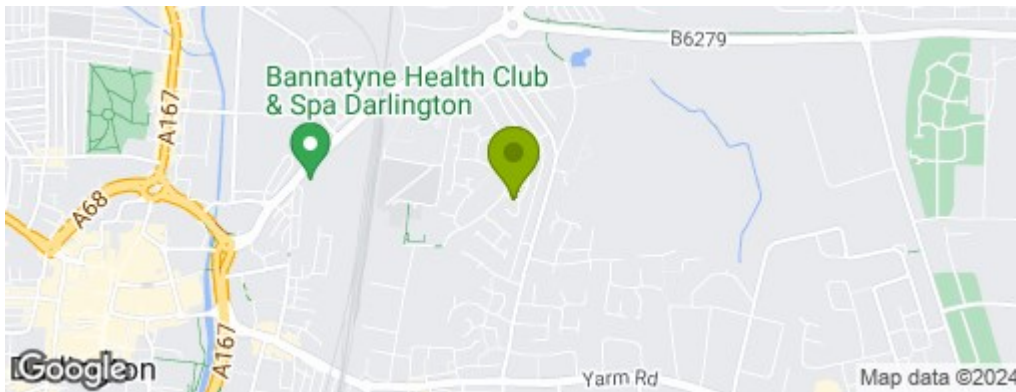
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GROUND FLOOR

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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