



Haydock Drive

Darlington DL1 2BF

£214,950





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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- Four Bedroom Detached Property
- Garage and Off Street Parking

- Conservatory
- Council Tax Band D

- Downstairs W.C
- EPC Rating B

This immaculately presented four bedroom detached property which was built four years ago, comes to the market and is located in the increasingly popular Eastbourne area of Darlington. Within walking distance of Retail Parks, Supermarkets, newly opened Amazon Fulfilment Centre and other major local employers including Cummings Engineering, EE and Magnet.

The property benefits from the NHBC warranty and has a working alarm system installed.

Viewing Recommended.

Entrance Hall

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

Kitchen/Diner

16'11 x 9'9 (5.16m x 2.97m)

Upvc double glazed window to front, electric hob with double oven and extractor over, integrated appliances such as, fridge freezer, washing machine, dishwasher. Sink unit with mixer tap, island with breakfast bar and radiator.

Downstairs Cloaks

Upvc double glazed window to front, low level e/c, wash hand basin and radiator.

Lounge

16'11 x 12'11 (5.16m x 3.94m)

Upvc double glazed window to front and radiator.

Conservatory

13'1 x 8'9 (3.99m x 2.67m)

With half wall, upvc double glazing and sliding door to rear.

First Floor Landing

With storage cupboard and access to loft.

Bedroom One

11'1 x 9'9 (3.38m x 2.97m)

Upvc double glazed window to side and radiator.

Bedroom Two

11'1 x 9'1 (3.38m x 2.77m)

Upvc double glazed windows to front and side and a radiator.

Bedroom Three

12'11 x 5'7 (3.94m x 1.70m)

Upvc double glazed window to side and radiator.

Bedroom Four

11'7 x 5'7 (3.53m x 1.70m)

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

Shower Room

Upvc double glazed window to front, fitted with walk in shower, w/c, wash hand basin and radiator.

Externally

To the front there is access to the garage and off street parking.

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

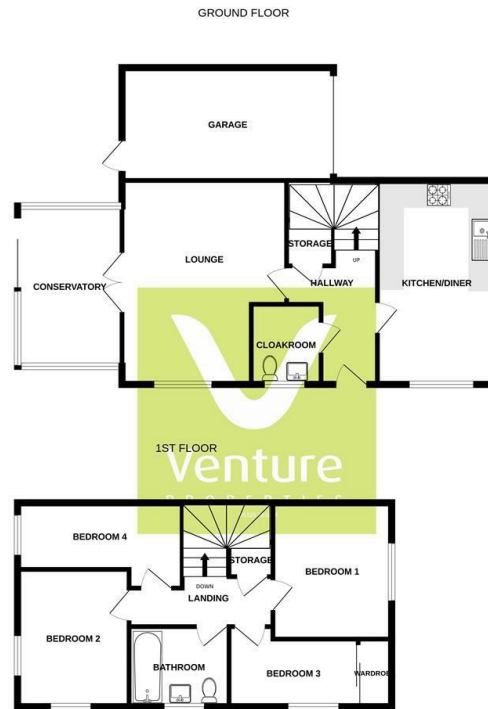
Council Tax

Band D

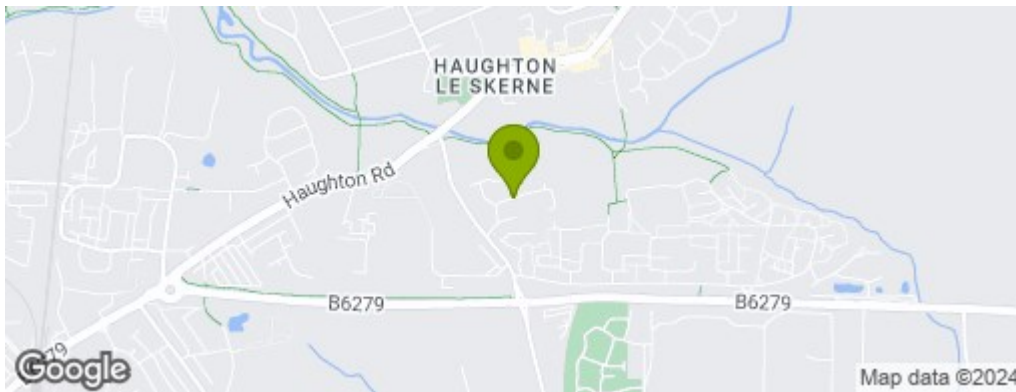
Tenure

Note

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house



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 misstatement. 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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