



**Browdie Road**

Darlington DL2 2WQ

**Offers Over £150,000**







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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# Browdie Road

## Darlington DL2 2WQ



- Two Bedroom Modern Home
- Modern Interior
- Two Parking Bays To Front

- Situated On The Popular Newly Developed West Park Gardens Estate
- En-Suite To To Main Bedroom
- Landscaped Rear Garden

- Close To Amenities
- Lounge Located To Rear With Bi-fold Doors
- Must Be Seen

Welcome to this charming newly constructed two-bedroom modern home located on Browdie Rd in Darlington. This stunning mid-terrace house boasts a contemporary design with a touch of elegance built by the well established ESH builder.

As you step inside, you are greeted by a spacious reception room perfect for entertaining guests or relaxing with your loved ones. The property features two well-appointed bedrooms, offering comfort and privacy for all residents. The main bedroom even comes with its own ensuite bathroom, adding a touch of luxury to your everyday life.

One of the highlights of this property is the two parking bays to the front, ensuring convenience for those with vehicles. Additionally, the enclosed landscaped garden at the rear provides a tranquil outdoor space for you to enjoy some fresh air or host a summer barbecue.

The property's modern touch is further enhanced by the bifolding doors that open up to the rear garden, seamlessly blending the indoor and outdoor spaces. Imagine sipping your morning coffee in the garden or hosting a dinner party with friends under the stars.

Don't miss the opportunity to make this house your home. With its convenient location and modern amenities, this property is perfect for those looking for a comfortable and stylish living space in Darlington. Contact us today to arrange a viewing and start envisioning your life in this beautiful home on Browdie Rd.

### Entrance Hall

With stairs to the first floor.

### Dining Kitchen

14'7" x 7'5" (4.45m x 2.26m)

Upvc double glazed window to front, four ring gas hob and oven, sink unit, integrated dishwasher, washing machine and fridge freezer. Radiator. breakfast bar area.

### Downstairs Cloaks

W.c, wash hand basin and radiator.

### Lounge

42'7" x 36'1" x 32'9" x 6'6" (13'11" x 10'2")

Situated to the rear with bi-fold doors to the rear landscaped garden.

### First Floor Landing

Storage cupboard.

### Bedroom One

9'1" x 8'1" (2.77m x 2.46m)

Upvc double glazed window to rear and radiator.

### En-Suite

8'9" x 4'7" (2.67m x 1.40m)

Upvc double glazed obscure window to rear, shower cubicle, w.c, wash hand basin and heated towel rail.

### Bedroom Two

13'11" x 8'0" (4.24m x 2.44m)

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

### Bathroom

6'3" x 5'6" (1.91m x 1.68m)

Fitted with bath, w.c, wash hand basin and radiator.

### Externally

To the front there are two parking bays.

To the rear there is a low maintenance garden.

### Council Tax

### 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

### Property Information

Local Authority

Darlington

Council Tax

Band:

B

Annual Price:

£1,757

Conservation Area

No

Flood Risk

No Risk

Floor Area

Plot size

0.02 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

3 Mbps

Ultrafast

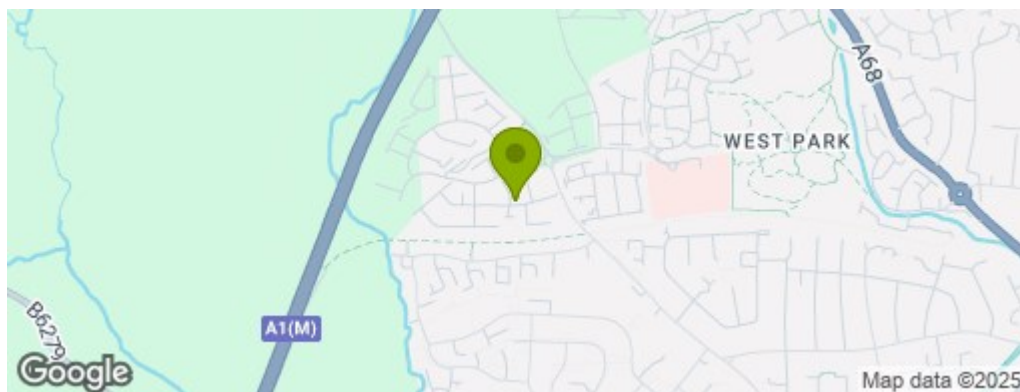
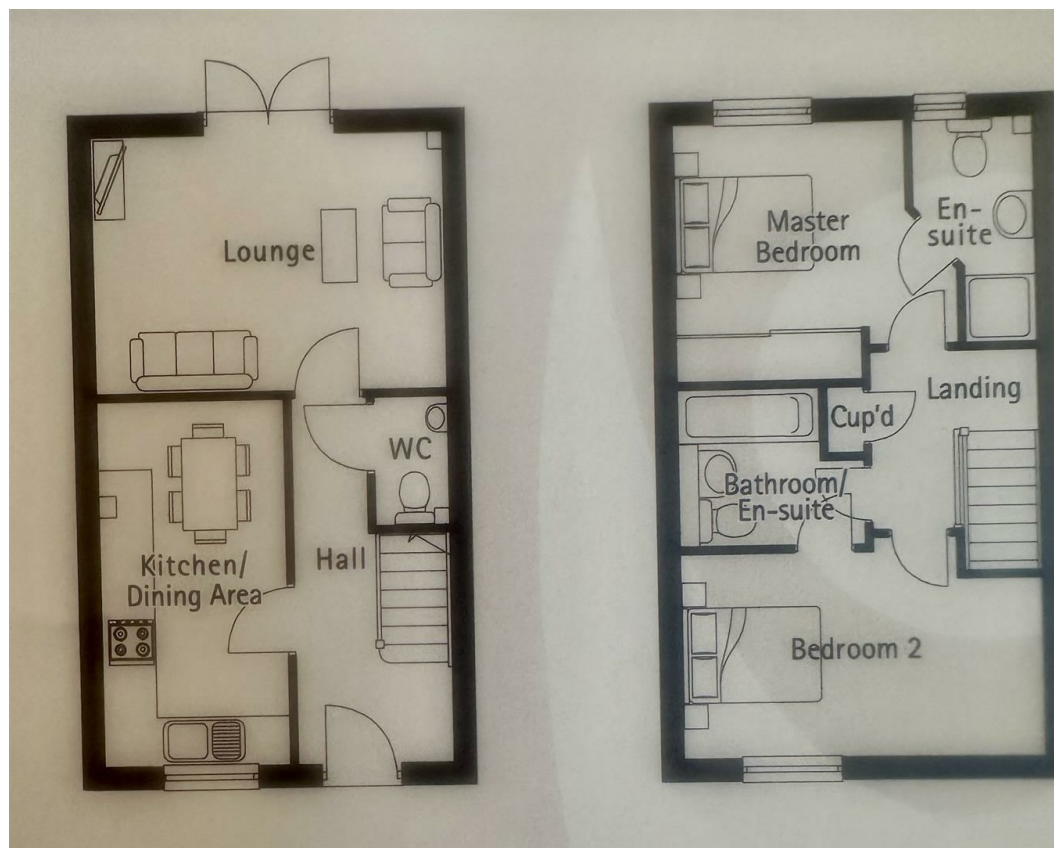
1000 Mbps

Satellite / Fibre TV Availability

BT

Sky





## Property Information

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