



**Iris Grove**

Darlington DL1 1AU

**Offers Over £180,000**







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# Iris Grove

## Darlington DL1 1AU



- No Onward Chain
- Convenient Location
- Integrated Appliances

- Three Double Bedrooms
- Garage & Driveway
- En-Suite Bathroom

- NHBC Warranty
- Cloakroom
- Garden

Well presented three bedroom Town house located within the idyllic Central Park development just off Houghton Road, which incorporates green open space, trees and large pond, ideal for dog walkers.

The property is tastefully and neutrally decorated throughout and offers good size family accommodation with a fitted kitchen with integrated appliances.

There are two double bedrooms to the first floor and a family bathroom, the main bedroom to the second floor has an en-suite shower room and fitted wardrobes.

There are gardens to the front and rear with a garage and off street parking.

Viewing is recommended.

### Entrance Hall

With composite door to the front, wooden flooring, radiator and stairs to the first floor.

### Ground Floor Cloaks

With low level wc, and wash hand basin.

### Kitchen/Diner

14'5 x 11'6 (4.39m x 3.51m )

Upvc double glazed window to the front, fitted with a modern range of cream wall, base and drawer units, contrasting work surfaces, part tiled walls, four ring electric hob, oven and extractor, stainless steel sink unit with mixer tap, integrated dishwasher, washing machine and fridge/freezer, radiator and tiled flooring.

### Lounge

14'8 x 12'3 (4.47m x 3.73m)

Upvc double glazed double doors to the rear, radiator and under stairs storage cupboard.

### First Floor Landing

Landing. With radiator.

### Bedroom Two

14'8 x 9'6 (4.47m x 2.90m)

Upvc double glazed window to the rear and radiator.

### Bedroom Three

10'3 x 8'0 (3.12m x 2.44m)

Upvc double glazed window to the front and radiator.

### Bathroom

8 x 5'5 (2.44m x 1.65m)

Fitted with a three piece white contemporary suite comprising panelled bath, low level wc, hand wash basin, tiled flooring and radiator.

### Small Study Area

6'3 x 6'5 (1.91m x 1.96m)

Upvc double glazed window to the front, radiator and stair case to the main bedroom.

### Bedroom One

17' x 14'9 (5.18m x 4.50m )

Dormer style window to the front, radiator and built in wardrobes.

### En-Suite

7'2 x 5'9 (2.18m x 1.75m)

Fitted with a suite comprising shower cubicle, low level wc, hand wash basin, tiled flooring, radiator, storage into eaves and with Velux sky light.

### Externally

There is an open plan garden to the front with a driveway allowing off street parking. There is a single garage with up and over door, power and lighting. To the rear there is a good size garden laid to lawn with patio area.

### Property Information

Local Authority

Darlington

Council Tax

Band:

C

Annual Price:

£2,008

Conservation Area

No

Flood Risk

No Risk

Floor Area

1,054 ft 2 / 98 m 2

Plot size

0.06 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

4 Mbps

Superfast

255 Mbps

Ultrafast

9000 Mbps

Satellite / Fibre TV Availability

BT

Sky

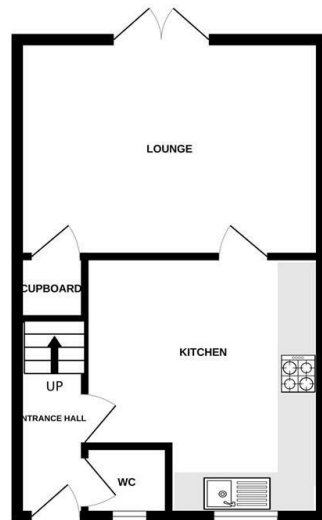
### Tenure

This property is freehold

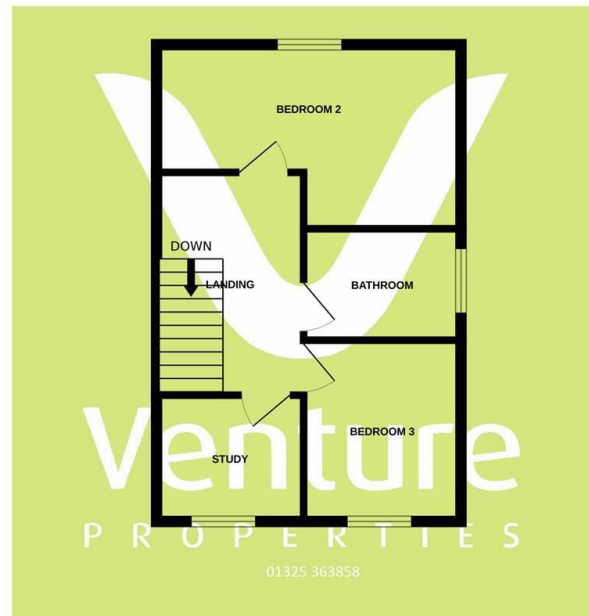
### Note

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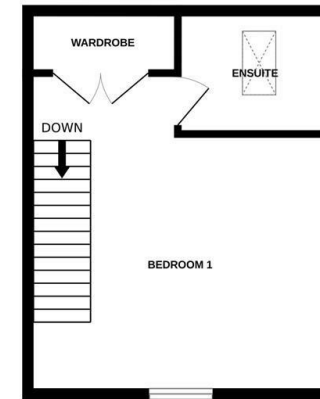
GROUND FLOOR



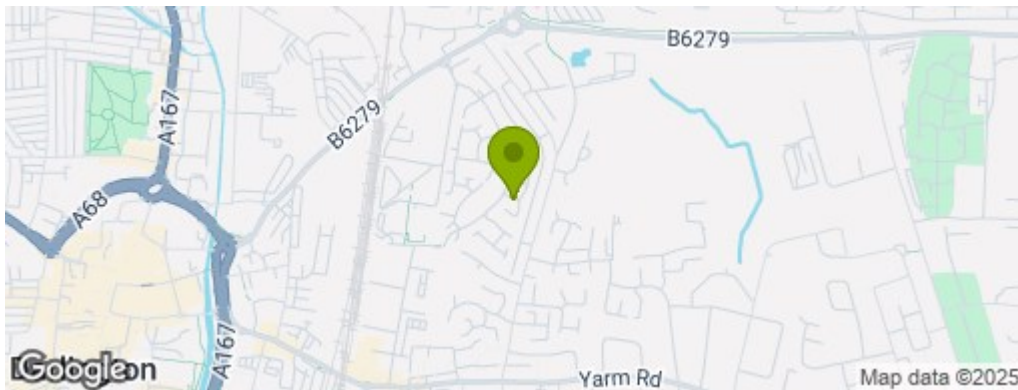
1ST FLOOR



2ND 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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## Property Information

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