



Conyers Close

Darlington DL3 9DD

£275,000





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Conyers Close

Darlington DL3 9DD



- Three Bedroom Semi-Detached Property
- Off Street Parking With Garage

- Mowden Area of Darlington
- Council Tax Band C

- Garden Room
- Epc Rating TBC

This immaculately presented three bedroom semi detached house comes to the market with no onward chain and is situated on the Mowden development in the West End of Darlington.

The property would suit a variety of purchasers. This home benefits from upvc double glazing, a fitted kitchen, bathroom, single garage and is a short stroll into Cockerton and the local shops in Mowden together with popular schools and bus routes.

In brief the accommodation comprises: entrance hallway, lounge, open plan kitchen/diner, garden room, utility area, ground floor wc. Three bedrooms to the first floor and family shower room. Gardens to the front and rear and garage.

Viewing is recommended.

Entrance Hall

Upvc door to front, staircase to first floor landing and radiator.

Lounge

16 x 12'2 (4.88m x 3.71m)

Upvc double glazed window to front, electric log effect fire and radiator.

Kitchen/Diner

18'8 x 8'10 (5.69m x 2.69m)

Upvc double glazed window to front, fitted with wall, base and drawer units and breakfast bar. There is a stainless steel sink, Induction hob and double oven. With integrated fridge freezer, under counter bar fridge and dishwasher. Two hydronic plinth heaters.

Garden Room/Dining Room

9'9 x 8'5 (2.97m x 2.57m)

With half wall, half Upvc double glazing, French doors to rear and radiator.

Utility Room

Upvc double glazed window to rear, there is space for a washing machine and tumble dryer. Radiator.

Downstairs Cloaks

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

First Floor Landing

Upvc double glazed window to side, storage cupboard, and access to part boarded loft with shelving, power and light, via drop down ladder.

Bedroom One

13'4 x 11'7 (4.06m x 3.53m)

Upvc double glazed window to front, fitted wardrobes, matching drawer units, bedside tables and radiator.

Bedroom Two

11'7 x 9'11 (3.53m x 3.02m)

Upvc double glazed window to rear, built in wardrobes and radiator.

Bedroom Three

8'10 x 6'10 (2.69m x 2.08m)

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

Shower Room

Upvc double glazed obscure windows to front and side, fitted with shower cubicle, w.c, wash hand basin, heated towel rail and radiator.

Externally

To the front there is off street parking and access to the garage which has electric roller shutter door.

The rear garden is mainly laid to lawn with separate patio area, which has handy power points and hot/cold water taps. There is a shed with power and lighting. Summer House which includes fridge, television and electric fire.

Council Tax

Band C

Tenure

Freehold

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:

C

Annual Price:

£2,008

Conservation Area

No

Flood Risk

No Risk

Floor Area

1,097 ft 2 / 102 m 2

Plot size

0.07 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

4 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

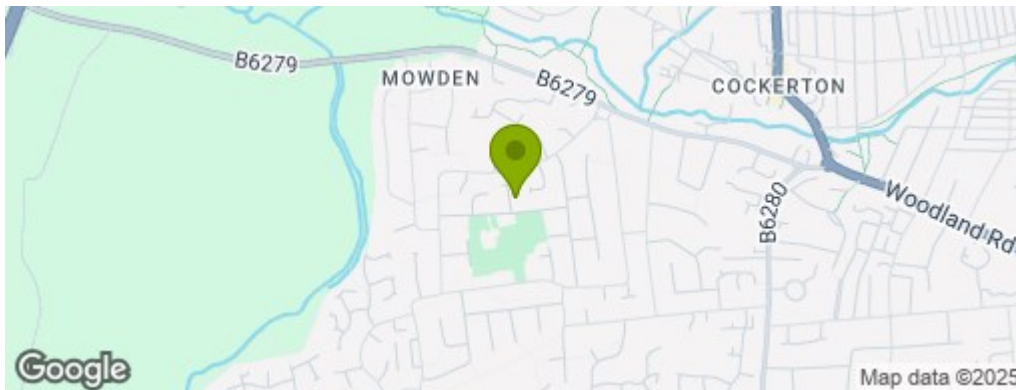
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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