



Alwyn Road

Darlington DL3 0AJ

Offers Over £125,000





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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- Two Bedroom Semi-Detached Property
- Epc Rating
- Close to Schools and Amenities
- Off Street Parking

NO CHAIN *** BUILDERS PART EXCHANGE OPEN TO OFFERS***

- This delightful semi-detached house with off street parking, presents an excellent opportunity for those seeking a comfortable and convenient home. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals looking for extra space.

Residents will appreciate the ease of access to shops, cafes, and essential services, making daily errands a breeze. Additionally, the property is conveniently located near reputable schools, making it an excellent choice for families with children.

In summary, this two-bedroom semi-detached house on Alwyn Road is a fantastic opportunity for anyone looking to settle in Darlington. Do not miss the chance to make this charming house your new home.

Entrance Hall

Upvc door to side and laminate flooring.

Lounge

10'9" x 14'9" (3.3 x 4.5)

Upvc double glazed bay window to front, coving to ceiling, fireplace with gas fire, built in shelving and storage cupboard in alcove and laminate flooring.

Kitchen/Diner

8'10" x 14'9" (2.7 x 4.5)

Upvc double glazed window to rear, fitted with light oak wall, base and drawer units, one and a half bowl sink with mixer tap. Four ring gas hob and oven with extractor over. There is space for a washing machine, and fridge freezer and radiator.

First Floor Landing

Bedroom One

10'9" x 15'1" (3.3 x 4.6)

Upvc double glazed window to front, coving to ceiling and radiator.

Bedroom Two

8'10" x 12'1" max (2.7 x 3.7 max)

Upvc double glazed window to rear, coving to ceiling and radiator.

Bathroom

5'10" x 5'6" (1.8 x 1.7)

Fitted panelled bath with shower over, low level w.c, wash hand basin, vinyl flooring and radiator.

Externally

To the rear there are lawn, patio and pebbled areas a shed and outside tap.

Tenure

Freehold

Property Details

Local Authority

Darlington

Council Tax

Band:

B

Annual Price:

£1,757

Conservation Area

No

Flood Risk

No Risk

Floor Area

0 ft 2 / 0 m 2

Plot size

0.05 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

7 Mbps

Superfast

79 Mbps

Ultrafast

9000 Mbps

Satellite / Fibre TV Availability

BT

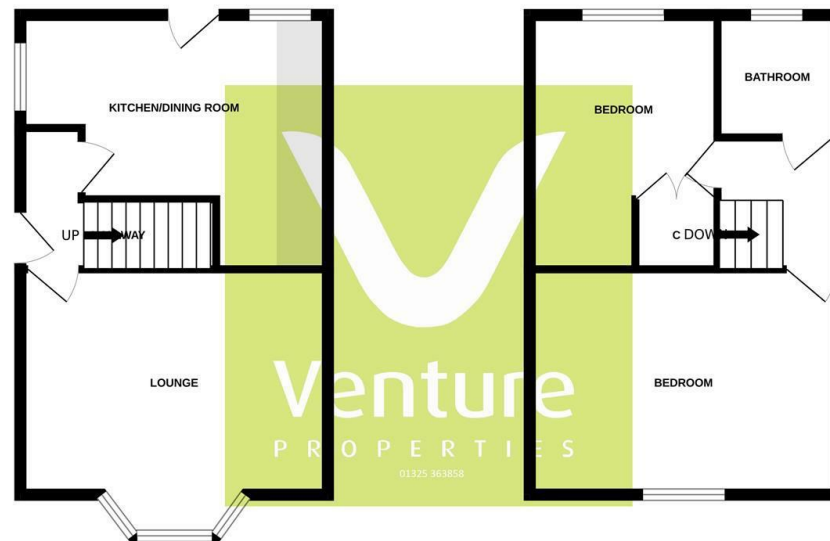
Sky

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

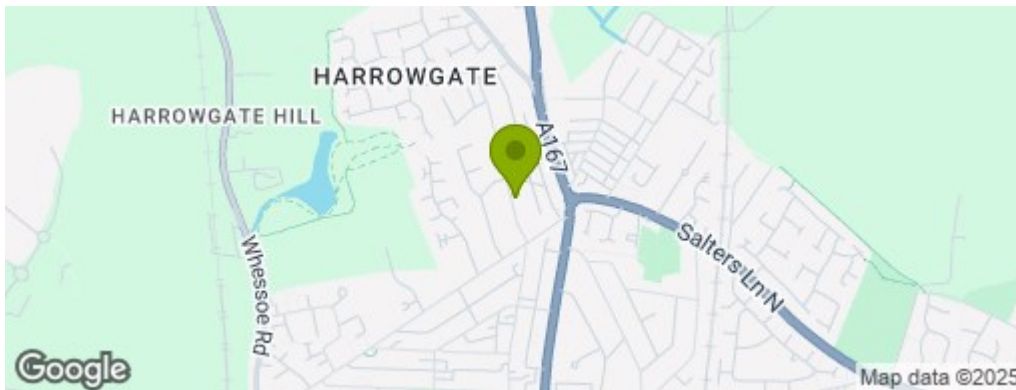
GROUND FLOOR

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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Property Information

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