



**Alverton Drive**

Darlington DL3 0GA

**Offers In The Region Of £190,000**







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# Alverton Drive

## Darlington DL3 0GA



- Three Bedroom Semi-Detached
  - Off Street Parking
- Faverdale Location
  - Garage, Gardens and Parking
- Close to West Park Nature Reserve
  - Epc Rating C

Located in the sought-after High Grange development in the West Park area Darlington, this modern three-bedroom semi-detached house presents an excellent opportunity for families seeking a comfortable and convenient home. The property boasts a well-designed layout, featuring two welcoming reception rooms that provides a perfect space for relaxation and entertaining.

The heart of the home is undoubtedly the refitted kitchen, which combines contemporary style with functionality, making it ideal for family meals and gatherings. The property also includes a tastefully updated bathroom, ensuring that all essential amenities are both modern and appealing.

With three bedrooms, this residence offers ample room for family living or guests. The outdoor space is equally impressive, featuring well-maintained gardens that provide a lovely area for children to play or for adults to unwind. Additionally, the property benefits from a garage and parking space for two vehicles, adding to the convenience of everyday life.

Situated close to a variety of local amenities, this home is perfect for those who appreciate the balance of suburban tranquillity and accessibility to shops, schools, and recreational facilities. With no onward chain, this property is ready for you to move in and make it your own. Whether you are a first-time buyer or looking to upgrade, this semi-detached house is an ideal family home that should not be missed.

### Entrance Hall

Upvc door to side and window to front aspect with storage cupboard.

### Lounge

13'11 x 12'7 (4.24m x 3.84m)  
Upvc double glazed window to front, coving to ceiling, under stairs storage cupboard, luxury vinyl flooring and radiator.  
Archway through to Dining and Kitchen areas.

### Dining Area

9'10 x 7'5 (3.00m x 2.26m)  
There is space for a table and chairs and Upvc double glazed sliding doors to the rear garden.

### Kitchen

9'10 x 8'1 (3.00m x 2.46m)  
Upvc double glazed window to rear, refitted with a modern range of grey wall, base and drawer units, stainless steel sink with mixer tap. Five ring gas hob with extractor over and integrated double oven. There is space for a fridge freezer and washing machine. Vertical Radiator. Door leading into the garage.

### First Floor Landing

Staircase and landing.

### Bedroom One

11'9 x 9' (3.58m x 2.74m)  
Upvc double glazed window to front, double storage cupboard and radiator.

### Bedroom Two

10'4 x 8'6 (3.15m x 2.59m)  
Upvc double glazed window to rear, storage cupboard and radiator.

### Bedroom Three

6'7 x 8' (2.01m x 2.44m)  
Upvc double glazed window to front and radiator.

### Family Bathroom

Upvc double glazed obscure window to rear, fitted with a modern white suite comprising panelled bath with shower over, waterfall head and screen. Low level w.c, wash hand basin, part tiled walls, heated towel rail and radiator.

### Externally

To the front there is off street parking for two vehicles and access to the garage. There is also an open lawn area.  
To the rear is mainly laid to lawn with separate paved patio area. Well established shrubs.

### Garage

With roller door, power and light and Baxi boiler.

### Tenure

Freehold

### Property Details

Local Authority  
Darlington  
Council Tax  
Band:  
C  
Annual Price:  
£2,008  
Conservation Area  
Nb  
Flood Risk  
Low  
Floor Area  
0 ft 2 / 0 m 2  
Plot size  
0.05 acres  
Mobile coverage

EE  
Vodafone

Three  
O2  
Broadband

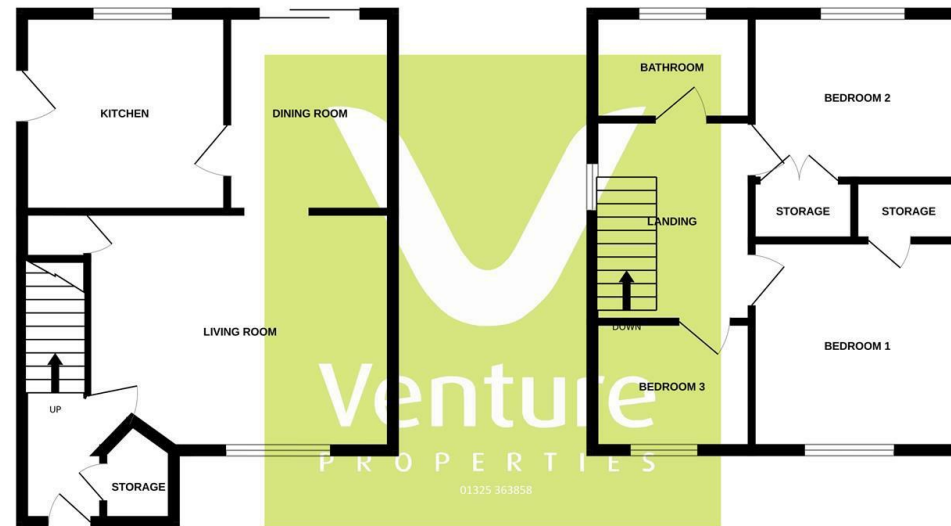
Basic  
1Mbps  
Superfast  
80 Mbps  
Ultrafast  
9000 Mbps  
Satellite / Fibre TV Availability  
BT  
Sky

### Note

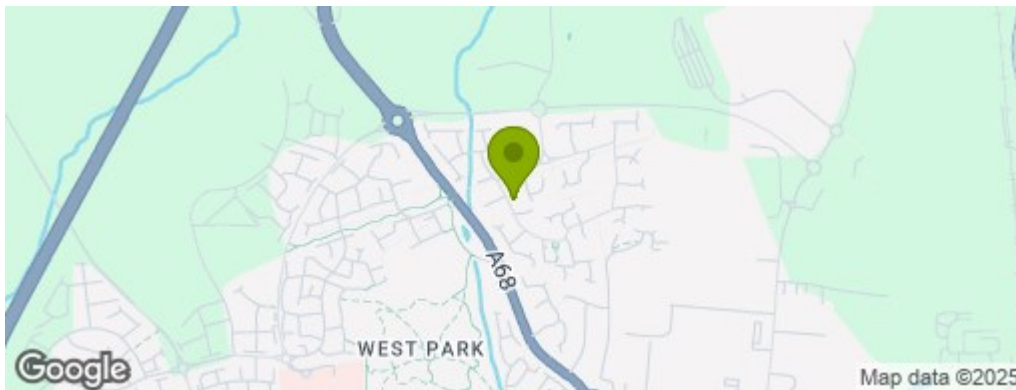
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GROUND FLOOR

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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