



Aberdeen Road

Darlington DL1 3QY

Offers Over £155,000

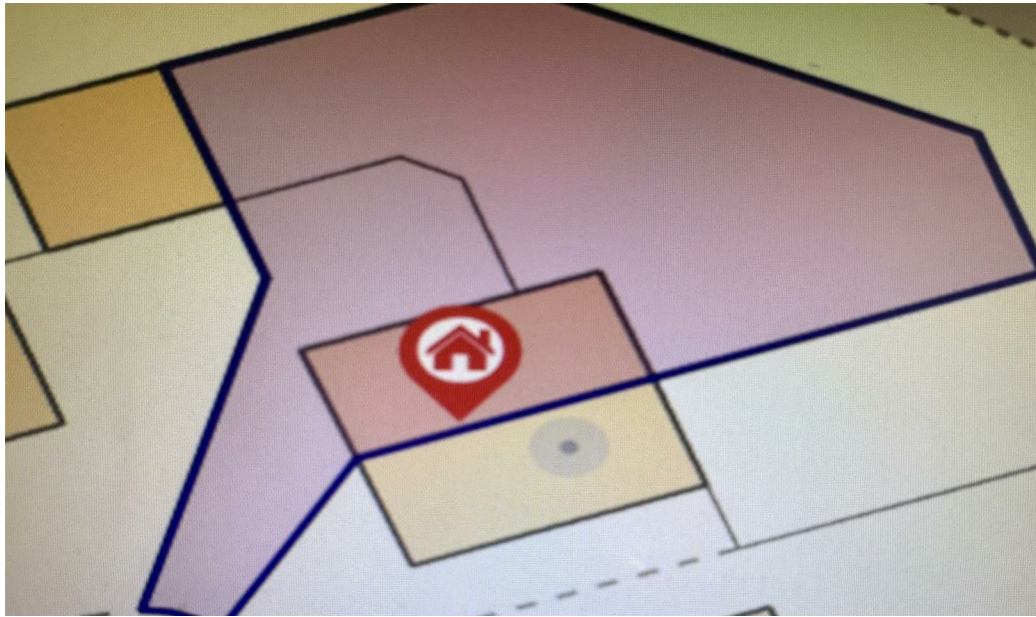




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- Two Bedroom Property
- Spacious Rear Garden
- Huge Corner Plot

- Ideal First Time Buy
- Council Tax Band B
- Modern Interior Must Be Seen

- Off Street Parking and Garage
- Epc Rating C
- Popular Whinfield Location

Nestled on Aberdeen Road in the charming town of Darlington, this modern semi-detached house presents an excellent opportunity for those seeking a comfortable and spacious home. Boasting two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals looking for extra space.

Upon entering, you will find a welcoming reception room that offers a perfect setting for relaxation or entertaining guests. The layout is designed to maximise both comfort and functionality, making it a delightful space to call home. The property also features a well-appointed bathroom, ensuring convenience for all residents.

One of the standout features of this home is its extensive rear plot, which includes a fantastic-sized garden. This outdoor space is perfect for gardening enthusiasts, children to play, or simply enjoying the fresh air during the warmer months. The off-street driveway provides parking for two vehicles, leading to a single garage, which adds to the practicality of this property.

Given its modern design and desirable location, this semi-detached house is a must-view for anyone looking to settle in Darlington. With its appealing features and ample outdoor space, it promises a wonderful living experience. We encourage interested parties to arrange a viewing at the earliest opportunity to fully appreciate all that this property has to offer.

Entrance Hall

Door to side and staircase to first floor.

Lounge

14'11 x 12'2 (4.55m x 3.71m)

Upvc double glazed bow window to front, fireplace and radiator.

Kitchen/Dining Room

8'8 x 12'2 (2.64m x 3.71m)

Upvc double doors to rear, coving to ceiling, wall, base and drawer units. Stainless steel sink with mixer tap and integrated electric hob with extractor over and oven.

First Floor Landing

Bedroom One

10'2 x 12'2 (3.10m x 3.71m)

Upvc double glazed window to front and radiator.

Bedroom Two

8'8 x 12'2 (2.64m x 3.71m)

Upvc double glazed window to rear and radiator.

Bathroom

P shaped bath with shower over and screen, low level w.c, wash hand basin and tiled walls. There is also access to an eye level storage cupboard.

Externally

To the front there is off street parking and access to garage with excellent parking facilities.

To the rear there is an extremely large rear spacious garden which is mainly laid to lawn with separate patio area and well established shrubs.

Property Details

Local Authority: Darlington

Council Tax Band: B

Annual Price: £1,845

Conservation Area: No

Flood Risk: Very low

Floor Area: 592 ft² / 55 m²

Plot size: 0.07 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

2 Mbps

Superfast

78 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

Tenure

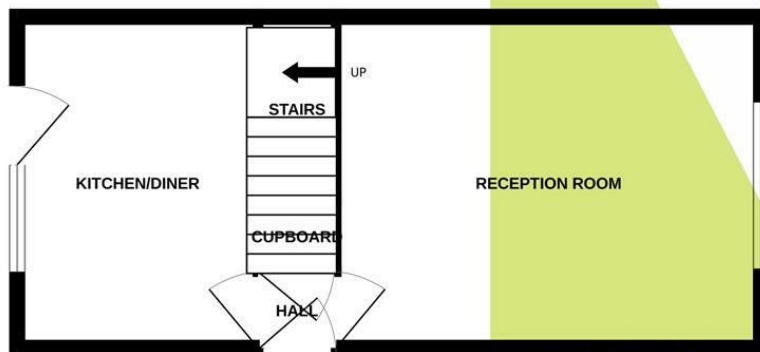
Freehold

Note

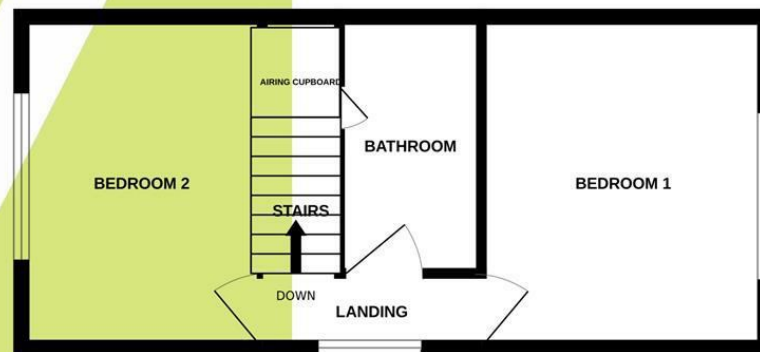
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GROUND FLOOR
329 sq.ft. (30.6 sq.m.) approx.

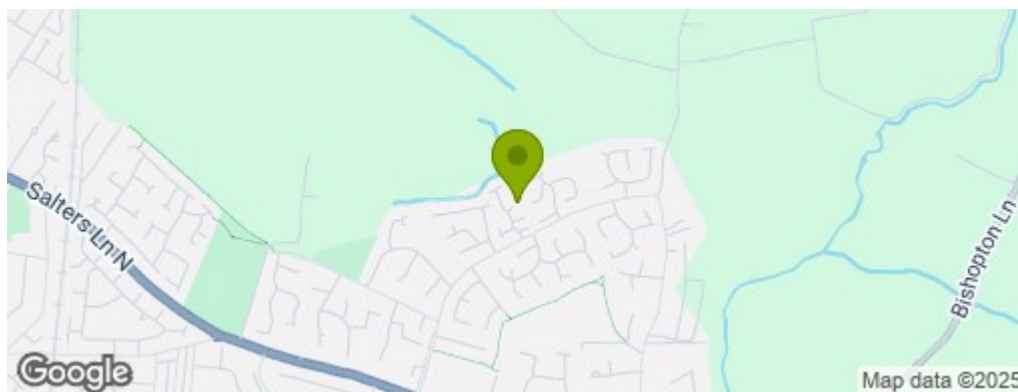


1ST FLOOR
329 sq.ft. (30.6 sq.m.) approx.



Venture
PROPERTIES

TOTAL FLOOR AREA : 658 sq.ft. (61.1 sq.m.) approx.
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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