



Polperro Grove

Darlington DL3 0ZQ

£265,000





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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- Three Bedroom Detached Property
- Excellent Transport and Travel Links

- Harrowgate Hill Location
- Council Tax Band D

- Close to Amenities
- Epc Rating C

Polperro Grove, Darlington. This delightful detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The house features a spacious reception room, providing a welcoming area for relaxation and entertainment.

The property has off-street parking which is a significant advantage, with space available for up to four vehicles, making it easy for you and your guests to come and go without hassle.

Situated close to local amenities, this home is perfectly positioned for easy access to shops, schools, and recreational facilities. Additionally, its proximity to travel links makes commuting a breeze, whether for work or leisure.

This charming house in Polperro Grove is not just a home; it is a lifestyle choice that offers both comfort and practicality.

With its appealing features and excellent location, it presents a wonderful opportunity for those looking to settle in a vibrant community. Don't miss the chance to make this lovely property your own.

Entrance Hall

Door to front, staircase to first floor landing and radiator.

Lounge

13'2 x 12'6 (4.01m x 3.81m)

Upvc double glazed window to front, electric fire in surround and radiator.

Dining Room

8'9 x 9' (2.67m x 2.74m)

Open plan to Garden Room, under stairs storage and radiator.

Kitchen

23'4 x 7'4 x 6'10 (7.11m x 2.24m x 2.08m)

Upvc double glazed window to rear, wall, base and drawer units, sink with mixer tap. There is space for a cooker, washing machine, tumble dryer and American style fridge freezer. French doors to rear.

Garden Room

15'3 x 13'7 (4.65m x 4.14m)

Half wall, half Upvc double glazed windows to side and rear, two radiators and French Doors to rear.

Downstairs Cloaks

Upvc double glazed obscure window to front, w.c, wash hand basin and radiator.

First Floor Landing

Bedroom One

13'7 x 9'9 (4.14m x 2.97m)

Upvc double glazed window to front and radiator.

En-Suite

Upvc double glazed obscure window to front, shower, w.c, wash hand basin and radiator.

Bedroom Two

12'5 x 9'5 x 8'11 (3.78m x 2.87m x 2.72m)

Upvc double glazed window to rear and radiator.

Bedroom Three

11'2 x 8'2 (3.40m x 2.49m)

Upvc double glazed window to front and radiator.

Bathroom

Upvc double glazed obscure window to rear, bath with shower over and screen, w.c, wash hand basin, fully tiled walls and floor and radiator.

Externally

To the front there is off street parking and access to garage with a shed to the side.

To the rear is mainly laid to lawn with patio area and additional shed.

Tenure

Freehold

Property Details

Local Authority: Darlington

Council Tax Band: D

Annual Price: £2,372

Conservation Area: No

Flood Risk: Very low

Floor Area: 0 ft 2 / 0 m 2

Plot size: 0.10 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

5 Mbps

Superfast

160 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

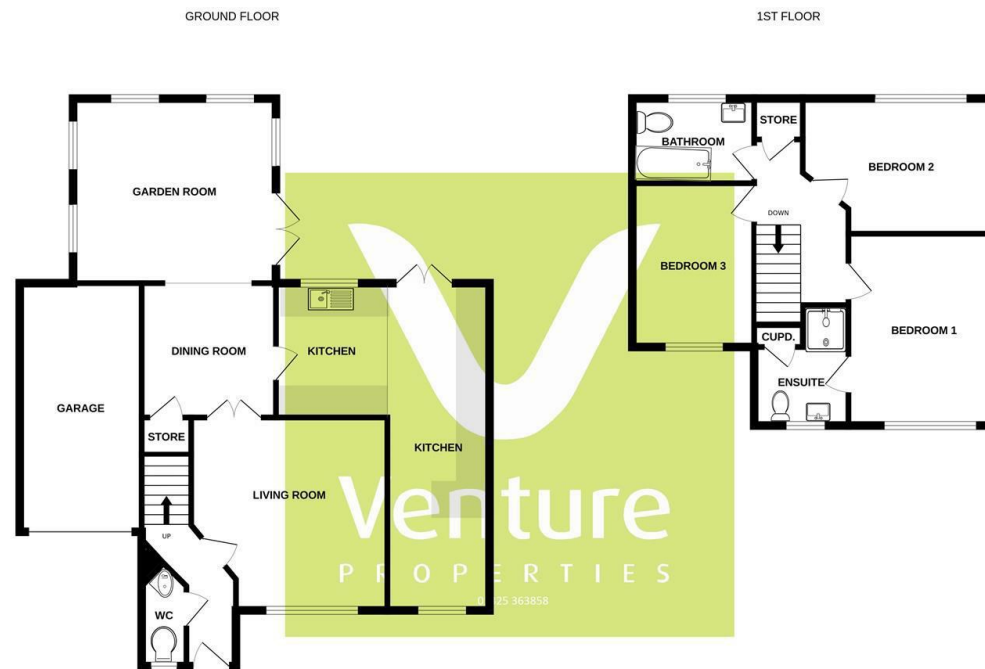
BT

Sky

Virgin

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.



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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