



**Fulthorpe Avenue**

Darlington DL3 9XJ

**Offers In The Region Of £249,000**







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# Fulthorpe Avenue

Darlington DL3 9XJ



- Three Bedroom Property
- Close to Amenities

- Very Well Presented
- Council Tax Band C

- Perfect Family Home
- Epc Rating C

Fulthorpe Avenue in Darlington. This delightful semi-detached house presents an excellent opportunity for families and professionals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms provide versatile areas for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home.

The heart of the home is the open plan Kitchen/Diner, which creates a warm and welcoming atmosphere for family meals and socialising. This modern layout not only enhances the flow of the living space but also allows for easy interaction while cooking and dining.

The property boasts a well-maintained garden to both the front and rear, providing a perfect outdoor retreat for gardening enthusiasts or those who simply wish to enjoy the fresh air. Additionally, the garage and off-street parking ensure convenience and security for your vehicles.

With its prime location in Darlington, this home is well-connected to local amenities, schools, and transport links, making it an ideal choice for those seeking a blend of comfort and accessibility. This semi-detached house on Fulthorpe Avenue is a wonderful opportunity to create lasting memories in a lovely community.

Don't miss your chance to make this charming property your new home.

## Entrance Hall

Upvc door and window to front, staircase for first floor landing.

## Lounge

12'02 x 15'07 (3.71m x 4.75m)

Upvc double glazed window to front, wall mounted fire and sliding doors to Kitchen/Diner.

## Kitchen/Diner

14'05 x 18'07 (4.39m x 5.66m)

Upvc double glazed window to side, wooden wall, base and drawer units, one and a half bowl porcelain sink with mixer tap, extractor fan with space for a cooker. Space for fridge freezer, storage, heated towel rail, part tiled walls and tiled floor. Open plan to Dining Area which has space for a table and chairs, pv ceiling with spotlights, double doors to rear and laminate flooring.

## First Floor Landing

### Bedroom One

11'06 x 12'07 (3.51m x 3.84m)

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

### Bedroom Two

11'06 x 10'02 (3.51m x 3.10m)

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

### Bedroom Three

8'09 x 6'11 (2.67m x 2.11m)

Upvc double glazed window to front and radiator.

## Bathroom

Upvc double glazed obscure windows to side and rear, bath with central mixer tap and shower over. Low level w.c, wash hand basin, heated towel rail, part tiled walls and vinyl flooring.

## Externally

To the front is a paved driveway with decorative lawn area, side access to rear and access to garage.

To the rear is mainly laid to lawn with gravelled borders and raised decking area.

## Tenure

Freehold

## Property Details

Local Authority: Darlington

Council Tax Band: C

Annual Price: £2,108

Conservation Area: No

Flood Risk: Very low

Floor Area: 0 ft 2 / 0 m 2

Plot size: 0.07 acres

Mobile coverage

EE  
Vodafone  
Three  
O2  
Broadband

Basic  
5 Mbps  
Superfast  
80 Mbps  
Ultrafast  
1800 Mbps  
Satellite / Fibre TV Availability

BT  
Sky  
Virgin

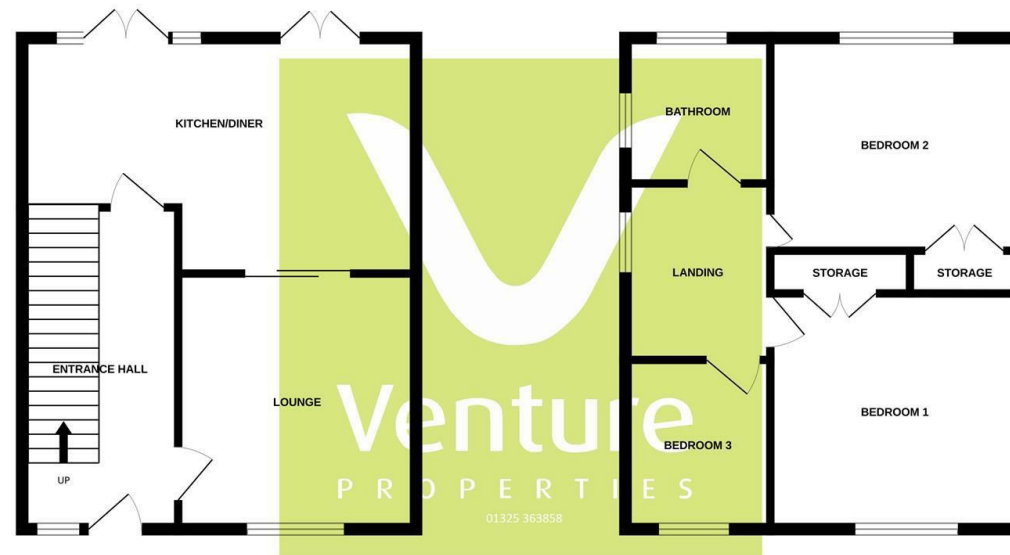
## Note

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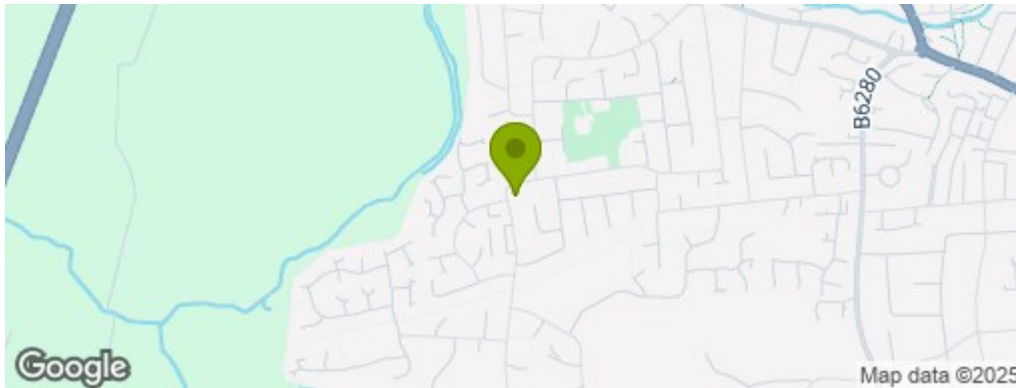
GROUND FLOOR

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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