



Oakdene Avenue

Darlington DL3 7HS

£375,000

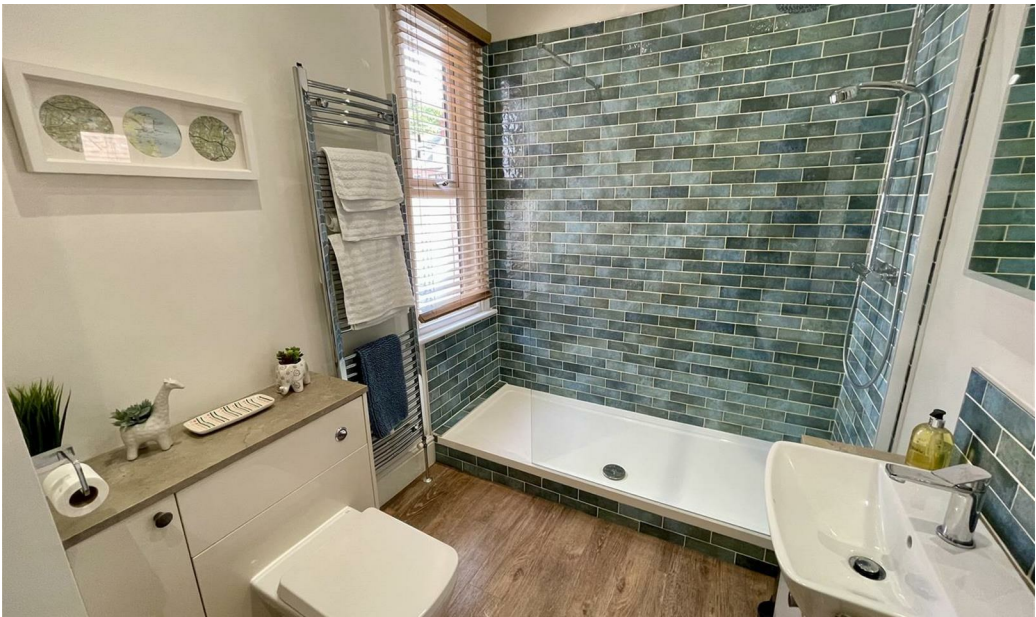




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Oakdene Avenue

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- Five Bedroom Property
- Perfect Family Home
- Sought After West End Location
- Council Tax Band D
- Off Street Parking & Garage
- EPC Rating TBC

In the desirable West End location of Darlington, this charming, terraced house on Oakdene Avenue presents an exceptional opportunity for families seeking a spacious and comfortable home. Boasting five well-proportioned bedrooms, this property is perfect for those who require ample living space.

Upon entering, you are greeted by two inviting reception rooms, ideal for both relaxation and entertaining guests. The layout of the ground floor allows for a seamless flow between the living areas, creating a warm and welcoming atmosphere. The property also features two bathrooms, ensuring convenience for busy households along with a garage and off street parking which is very useful.

The West End location is highly sought after, known for its friendly community and proximity to local amenities, including shops, schools and parks. This area is perfect for families, offering a blend of suburban tranquility and easy access to the vibrant town centre.

With its generous living space and prime location, this five-bedroom terraced house on Oakdene Avenue is a rare find in Darlington. It presents an excellent opportunity for those looking to settle in a thriving community.

Do not miss the chance to make this delightful property your new home, contact our office today to arrange a viewing.

Entrance Hall
Door to front with original stained glass feature, and staircase to first floor landing.

Reception Room One
14'11 x 13'9 (4.55m x 4.19m)
Original bay window to front with stained glass, deep coving to ceiling. Feature fireplace with inset gas fire and two radiators.

Reception Room Two
15'4 x 10'10 (4.67m x 3.30m)
French doors to rear with stained glass, deep coving to ceiling, original fireplace and vertical radiator.

Kitchen/Breakfast Room
28'8 x 10'5 (8.74m x 3.18m)
Three sash windows to side, fitted with modern wall, base and drawer units and contrasting oak worktops. Ceramic sink with mixer tap. Space for a Range style cooker with stainless steel extractor in place. Integrated fridge.
Open plan to Breakfast area which has a multi fuel burner in fireplace, space for a dining table and chairs and storage cupboard with double doors. Spotlights and coving to ceiling with tiled floor.

Utility Room
7'5 x 6'9 (2.26m x 2.06m)
Sash window to side, fitted base units, stainless steel sink, space for washing machine and fridge freezer. Radiator.

Downstairs Cloaks
W.c, wash hand basin and radiator.

First Floor Landing
Staircase to second floor and two radiators.

Bedroom One
14'11 x 13'9 (4.55m x 4.19m)
Original bay window to front with stained glass and deep coving to ceiling. Feature cast iron fireplace and two radiators.

Bedroom Two
15'6 x 10'10 (4.72m x 3.30m)
Wood framed double glazed window to rear with stained glass and deep coving to ceiling. Original feature fireplace and radiator.

Bedroom Four
12'2 x 10'5 (3.71m x 3.18m)
Upvc double glazed window to side and radiator.

Bedroom Five
11'1 x 5'11 (3.38m x 1.80m)
Wood framed double glazed window with stained glass to front and radiator.

Shower Room
Upvc double glazed, part obscure window to side, walk in double shower with waterfall and spray. W.c in storage unit, wash hand basin in vanity and heated towel rail. Spotlights to ceiling and part tiled walls.

Second Floor Landing
Velux window, storage cupboards and storage into eaves with access to boiler.

Bedroom Three
15'2 x 14 (4.62m x 4.27m)
Two Velux windows, walk in wardrobe and radiator.

En-Suite
Shower cubicle, w.c, wash hand basin and heated towel rail.

Externally
To the front is an enclosed garden with gated entry.
To the rear is an enclosed yard with patio area and artificial lawn. Access to workshop area which leads to garage with electric roller shutter, power and light.

Property Details
Local Authority Darlington

Council Tax Band: D
Annual Price: £2,372
Conservation Area West End
Flood Risk Very low
Floor Area 0 ft 2 / 0 m 2
Plot size 0.05 acres
Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
17 Mbps
Superfast
80 Mbps
Ultrafast
10000 Mbps
Satellite / Fibre TV Availability

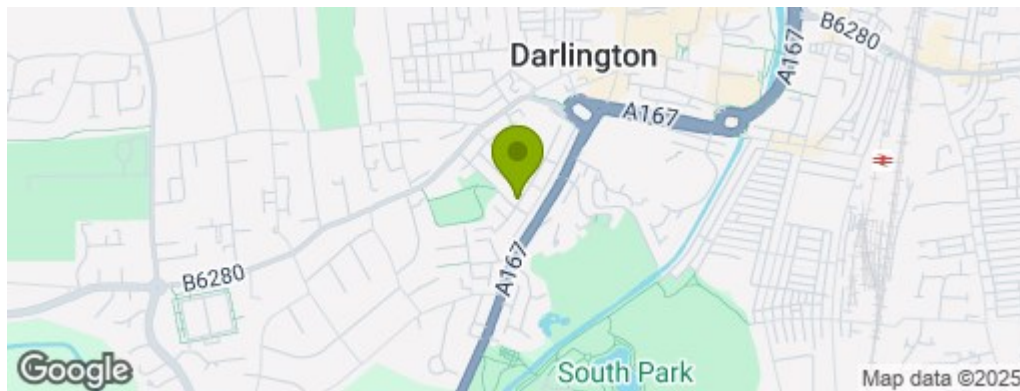
BT
Sky
Virgin

Tenure
Freehold

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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Property Information

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