



Albatross Way

Darlington DL1 1DN

£135,000





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- Three Bedrooms
- Gardens to Front and Rear
- Excellent Amenities

- Eastbourne Area of Darlington
- Council Tax Band B

- Off Street Parking and Garage
- Epc Rating D

Situated in the popular area of Albatross Way, Darlington, this charming three-bedroom semi-detached house presents an excellent opportunity for both families and investors alike. The property boasts two spacious reception rooms, including an inviting open-plan lounge and dining area, perfect for entertaining guests or enjoying family meals.

The well-proportioned bedrooms provide ample space for relaxation, while the bathroom is conveniently located to serve the household's needs. With parking available for two vehicles, this home offers practicality and ease for those with multiple cars.

Situated in the sought-after Eastbourne location, residents will benefit from close proximity to a retail park and the railway station, making commuting and shopping a breeze. The absence of an onward chain simplifies the buying process, allowing for a smoother transition into your new home.

This property not only offers a comfortable living space but also holds significant investment potential, making it an attractive option for those looking to enter the property market. Whether you are a first-time buyer or seeking a sound investment, this semi-detached house on Albatross Way is certainly worth considering.

Entrance Hall

Door to front and radiator.

Lounge

10'03 x 12'10 (3.12m x 3.91m)

Upvc double glazed window to front, gas fire and radiator.

Dining Room

10'09 x 8'09 (3.28m x 2.67m)

Upvc double doors to rear.

Kitchen

10'04 x 7'06 (3.15m x 2.29m)

Upvc double glazed door to side, fitted with wall, base and drawer units, four ring gas hob with extractor over and oven. Sink with mixer tap, Space for a fridge, freezer and washing machine which will be included in the sale.

First Floor Landing

Bedroom One

9'06 x 12'11 (2.90m x 3.94m)

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

Bedroom Two

10'11 x 9'11 (3.33m x 3.02m)

Upvc double glazed window to rear, storage hot water tank and radiator.

Bedroom Three

9'11 x 6'06 (3.02m x 1.98m)

Upvc double glazed window to front, storage cupboard and radiator.

Bathroom

Upvc double glazed window to rear, walk in shower, low level w.c, wash hand basin and panelled walls.

Externally

To the front there is a driveway and access to garage.

To the rear there is a generous enclosed garden that is mainly laid to lawn and includes a summer house and green house.

Tenure

Freehold

Property Details

Local Authority: Darlington

Council Tax Band: B

Annual Price: £1,845

Conservation Area No

Flood Risk Very low

Floor Area 785 ft 2 / 73 m 2

Plot size 0.07 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

4 Mbps

Superfast

80 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

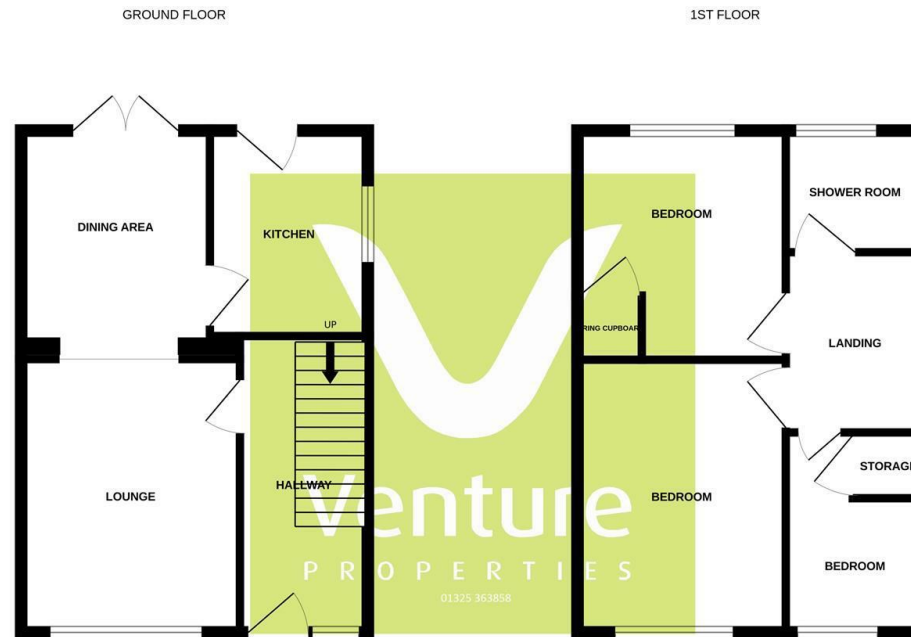
BT

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.



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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