



Alverton Drive

Darlington DL3 0GA

Offers Over £180,000





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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Alverton Drive

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- Three Bedroom Semi Detached House
- Gardens, Garage, Driveway
- Council Tax Band C

- Conservatory To Rear
- Popular High Grange Estate Close To Local Amenities
- A1 (M) and Countryside Minutes Away

- No Chain And Early Possession
- EPC Grade C
- Ideal First Home, Investment or Family Purchase

PRICED TO SELL, NO CHAIN, FANTASTIC LOCATION

Nestled in the sought-after High Grange estate of Darlington, this charming three-bedroom semi-detached house on Alverton Drive presents an excellent opportunity for families and professionals and investors alike. The property boasts two generous reception rooms, providing ample space for both relaxation and entertaining and is also perfect for stamping your mark.

With three well-proportioned bedrooms, this home is designed to accommodate the needs of modern living. The two bathrooms ensure convenience for all residents, making morning routines a breeze.

The property is offered to the market with no onward chain, allowing for a swift and hassle-free move. Early possession is available, making it an ideal choice for those looking to settle in quickly.

Outside, you will find a garden with decked and patio area offer a delightful space for outdoor activities or simply enjoying the fresh air. The driveway provides parking for two vehicles, along with the added benefit of a integral garage, ensuring that you have ample storage and parking options. The garage has an EV charger (untested)

Situated close to local amenities - walking distance to food shops, a pub and countryside walks and with easy access to the A1(M), this home is perfectly positioned for both convenience and connectivity. Whether you are commuting for work or seeking local shops and services, everything you need is within easy reach.

This semi-detached house benefits from recent replacement windows and is a fantastic opportunity to secure a spacious family home in a desirable location. Do not miss your chance to view this property and envision your future in this lovely Darlington residence.

ENTRANCE HALL

With laminate flooring and radiator. Access into garage.

KITCHEN

9'11 x 7'3 (3.02m x 2.21m)

Situated to the front. With a quality range of wall, floor and drawer units with contrasting work surfaces, integrated gas hob and electric oven with overhead extractor unit, plumbing connections for an automatic washing machine, part tiled walls, gas central heating radiator and laminate flooring.

LOUNGE/DINING ROOM

19'4 x 11'11 (5.89m x 3.63m)

Situated to the rear. With double glazed window, double glazed patio doors leading out to the rear, gas central heating radiator, laminate flooring, double glazed doors leading to the conservatory and staircase to the first floor.

CONSERVATORY

12'1 x 10'9 (3.68m x 3.28m)

Situated to the rear. With double glazed windows and radiator.

FIRST FLOOR

Landing.

BEDROOM ONE

12' x 10'2 (3.66m x 3.10m)

Situated to the front. With double glazed window and gas central heating radiator. Access to en-suite shower room.

EN-SUITE SHOWER ROOM:

With a shower within cubicle, low level wc, wash hand basin, double glazed window and gas central heating radiator.

BEDROOM TWO

12' x 9'6 (3.66m x 2.90m)

Situated to the front. With double glazed bay window and gas central heating.

BEDROOM THREE

7'4 x 9'5 (2.24m x 2.87m)

Situated to the rear. With double glazed window and gas central heating radiator.

BATHROOM/WC

With a suite comprising, panelled bath with overhead shower, pedestal wash hand basin, low level wc, part tiled walls, gas central heating radiator, double glazed window, loft access and airing cupboard.

EXTERNALLY

The property has off street parking to the front with gravelled garden area offering additional parking, leading to garage with up and over door allowing car access. To the rear there is a good size garden which is laid to lawn with decking and patio 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 882 ft 2 / 82 m 2
Plot size 0.05 acres
Mobile coverage

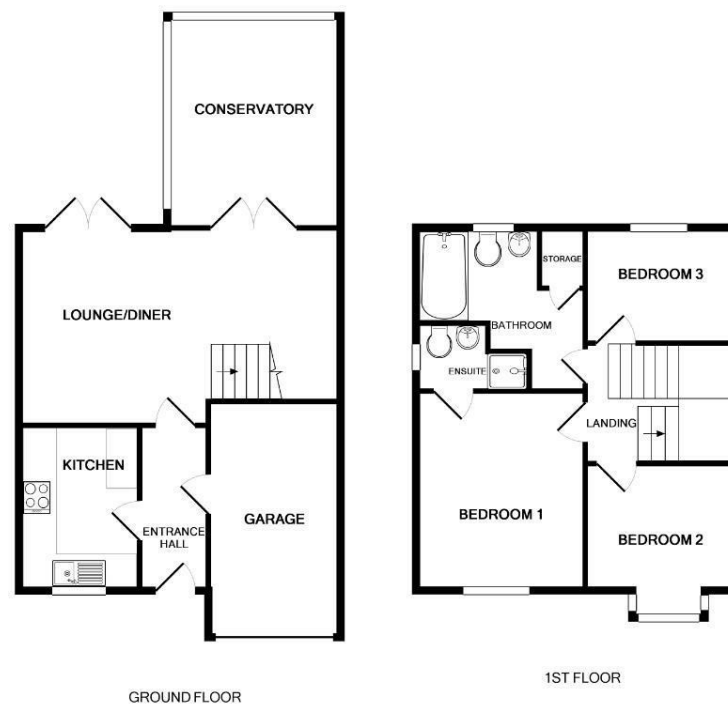
EE
Vodafone
Three
O2
Broadband

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

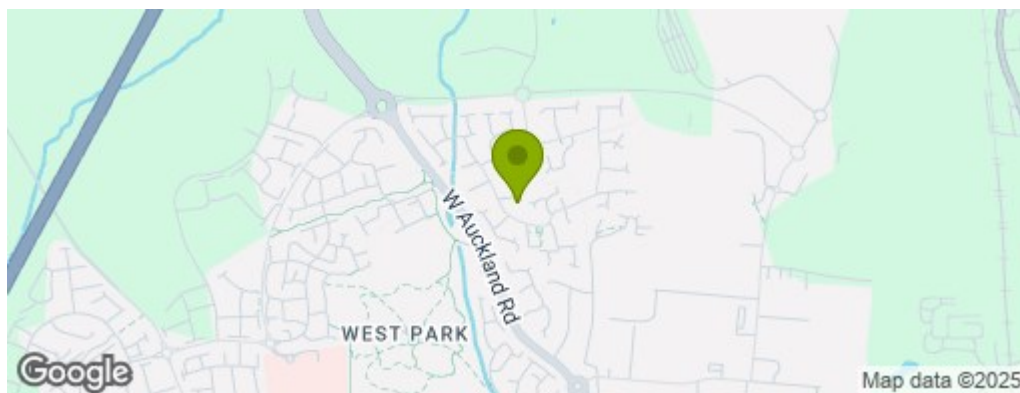
BT
Sky
Virgin

NOTE

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Whilst every attempt has been made to ensure the accuracy of the floor plan 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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