



West Auckland Road

Darlington DL3 0ST

Offers In The Region Of £169,000





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West Auckland Road

Darlington DL3 0ST



- 3 Spacious Bedrooms Semi Detached House
- Driveway & Garage
- EPC Grade D

- Gardens Front & Rear
- Faverdale Location Close To Amenities
- Council Tax Band B

- Large Lounge & Dining/Kitchen
- No Chain
- Close to A1(M)

Nestled in the desirable Faverdale area of Darlington, this stunning and spacious three-bedroom semi-detached house presents an excellent opportunity for families and individuals alike. The property boasts a well-designed layout, featuring a welcoming reception room that flows seamlessly into a dining area, perfect for entertaining guests or enjoying family meals.

The home is complemented by three generously sized bedrooms, providing ample space for relaxation and privacy. The property benefits from UPVC double glazing and gas central heating. With good off-street parking leading to a convenient single garage, ensuring your vehicles are secure and easily accessible

The gardens, both front and rear, offer a delightful outdoor space for children to play or for you to enjoy a quiet moment in the fresh air. With local amenities just a stone's throw away and the A1(M) motorway only minutes from your doorstep, this location is ideal for those who value convenience and connectivity.

Offered with no chain, this property allows for early possession, making it an attractive option for those looking to move in swiftly. This charming house is not just a place to live; it is a home where memories can be made. Do not miss the chance to view this exceptional property in a sought-after location.

Entrance Hallway

With front door and stairs to the first floor, doors to lounge and dining/kitchen.

Lounge

13'5" x 12'5" (4.1 x 3.8)

Situated to the front with double glazed window, gas central heating radiator and double doors opening up into dining kitchen.

Dining/Kitchen

18'8" x 9'6" (5.7 x 2.9)

Situated to the rear with a modern range of units with gas cooker connection, part tiled walls, double glazed windows, dining area and access into the utility/garage.

First Floor

Landing with store cupboard containing gas combi boiler and double glazed window to side elevation.

Bedroom 1

14'9" x 10'9" (4.5 x 3.3)

Situated to the front with double glazed window and gas central heating radiator.

Bedroom 2

8'6" x 10'9" (2.6 x 3.3)

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

Bedroom 3

7'6" x 6'5" (2.3 x 1.97)

Situated to the front with double glazed window and gas central heating radiator.

Bathroom

With a white suite comprising panelled bath, pedestal wash hand basin and double glazed window to rear elevation.

Separate W.C.

With a low level W.C. and double glazed window to side elevation.

Utility/Garage

7'6" x 20'11" (2.3 x 6.4)

Useful large space with electrics, plumbing for automatic washing machine, double doors to front elevation and rear door to garden. Useful under-stair cupboard for additional storage.

Outside

The home stands on a prime plot with excellent parking to the front elevation leading to a GARAGE. To the rear of the home a good sized rear garden can be located of which is mainly laid to lawn.

Tenure

Freehold

Property Details

Local Authority: Darlington

Council Tax Band: B

Annual Price: £1,845

Conservation Area No

Flood Risk Very low

Floor Area 861 ft 2 / 80 m 2

Plot size 0.05 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

7 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

Note

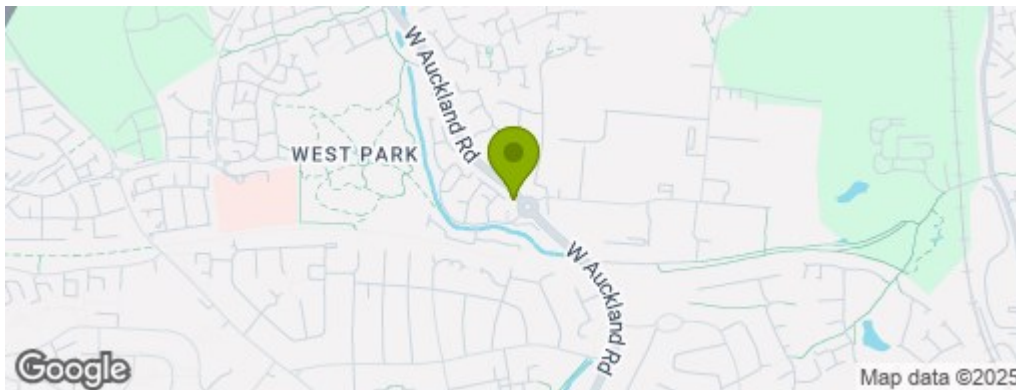
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GROUND FLOOR

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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