



Widgeon Road

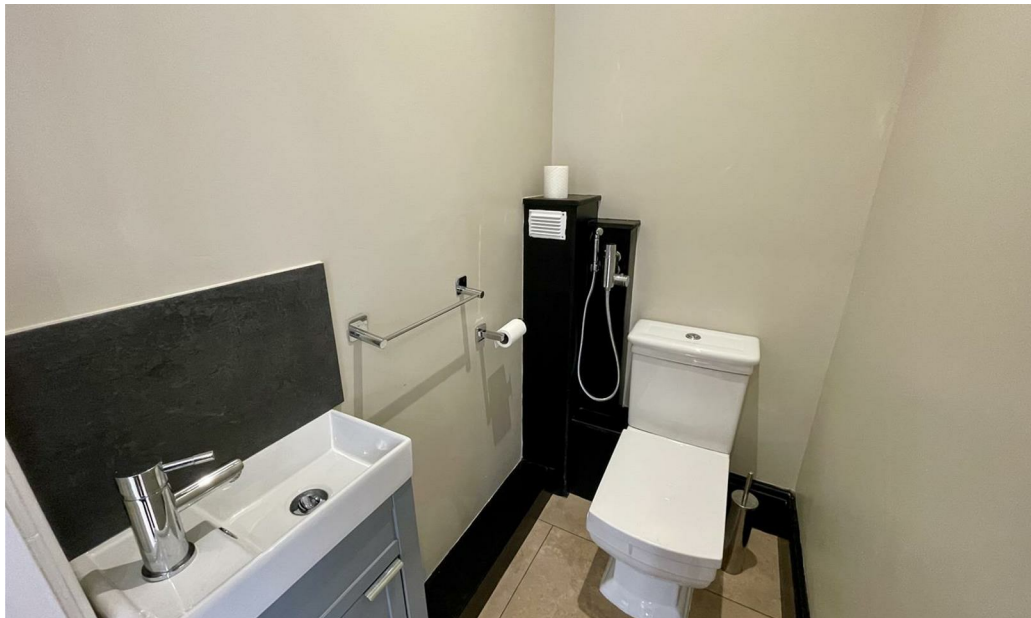
Darlington DL1 1BJ

Offers Over £230,000





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Widgeon Road

Darlington DL1 1BJ



- Four spacious double bedrooms
- Family bathroom on first floor
- Located on Widgeon Road

- Modern open-plan living area
- Corner plot with brick wall
- Close to schools and shops

- High-standard fitted kitchen
- Double gates for secure parking
- Family-friendly neighbourhood

Welcome to this beautifully extended family home located on Widgeon Road in Darlington. This impressive property boasts a spacious open plan living area, perfect for both entertaining and everyday family life. The fully fitted kitchen is designed to a high standard, making it a delightful space for culinary enthusiasts.

With four generously sized double bedrooms, this home provides ample accommodation for a growing family. The family bathroom, conveniently located on the first floor, ensures comfort and privacy for all members of the household.

Set on a corner plot, the property is surrounded by a charming brick wall and features double gates, offering secure parking for several vehicles. This adds an extra layer of convenience for busy families.

Situated in a pleasant, family-friendly neighbourhood, this home is ideally located close to schools, local amenities, and shops, making it a perfect choice for those seeking a vibrant community atmosphere.

Do not miss the opportunity to view this stunning family home that combines modern living with practical space. Contact us today to arrange a viewing and discover all that this property has to offer.

Entrance Hallway

Door to front, staircase to first floor landing, leading to Kitchen/Dining Room/Family Room

Lounge

12'2 x 10'10 (3.71m x 3.30m)

Upvc double glazed bay window to front, decorative coving to ceiling with ceiling rose, storage into alcoves, fireplace and radiator.

Kitchen Area

14'4 x 8'1 x 18'4 (4.37m x 2.46m x 5.59m)

Upvc double glazed window to side, fitted with wall, base and drawer units and granite worktops. Range style cooker with extractor over, space for an American style fridge freezer and table and chairs. Integrated washing machine and dishwasher. Upvc door to rear, tiled floor and spotlights to ceiling. This is a spacious room, open plan to the family area and dining area. Storage cupboard.

Dining Area

16'1 x 9'11 x 6'4 (4.90m x 3.02m x 1.93m)

Upvc double glazed bay window to front, window to side and French doors to rear. Ample space for table and chairs, tiled floor and spotlights to ceiling.

Family Room Area

17'9 x 18'4 (part) (5.41m x 5.59m (part))

Open plan to dining area and kitchen, ample space for seating and tiled floor.

Downstairs Cloaks

Low level w.c, wash hand basin and tiled floor.

First Floor Landing

Bedroom One

13'8 x 10'2 (4.17m x 3.10m)

Double glazed bay window to front, two fitted sliding door wardrobes one with mirrored front, engineered oak flooring.

Bedroom Two

16'2 x 9'11 (4.93m x 3.02m)

Upvc double glazed windows to front and rear, radiator, spotlights to ceiling and tiled floor.

Bedroom Three

10'4 x 8'5 (3.15m x 2.57m)

Upvc double glazed window to rear, access to loft via drop down ladder, radiator and wood flooring.

Bedroom Four

8' x 8'6 (2.44m x 2.59m)

Upvc double glazed window to side, radiator and wood flooring.

Bathroom

Upvc double glazed obscure window to side, corner style bath with shower over and screen, low level w.c, twin wash hand basins in shelf unit, wall mounted vanity unit, heated towel rail, spotlights to ceiling, tiled walls and floor.

Externally

The property is set on a generous corner plot, three is off street parking and double gated access. There is also a garage currently used for storage space with plumbing for white appliances and over head storage.

Tenure

Freehold

Property Details

Local Authority: Darlington

Council Tax Band: B

Annual Price: £1,845

Conservation Area No

Flood Risk Very low

Floor Area 1,076 ft 2 / 100 m 2

Plot size 0.06 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

4 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

BT

Sky

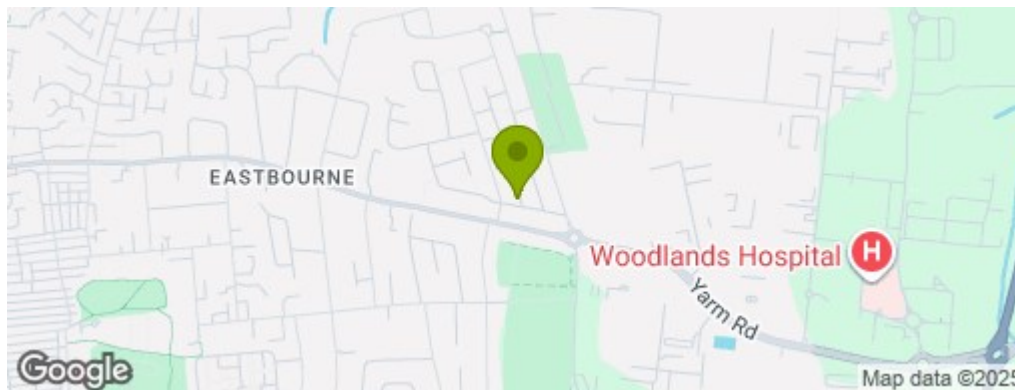
Virgin

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. 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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