



**Mulberry Avenue**

Darlington DL1 3AZ

**Offers Over £235,000**







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# Mulberry Avenue

Darlington DL1 3AZ



- Three Bedroom Detached Property
- Garage
- Epc Rating B

- Harrowgate Hill Location
- Gardens to Front & Rear

- Off Street Parking
- Council Tax D

Mulberry Avenue in Darlington, this delightful three-bedroom detached house presents an ideal opportunity for families seeking a comfortable and spacious home. With its dual aspect lounge and sociable kitchen diner, this traditional double fronted home is perfect for family life. The property boasts a well-designed layout, featuring a welcoming reception room that serves as the perfect space for relaxation and entertaining guests.

With three generously sized bedrooms, the main benefitting from an en-suite, there is ample room for family members or guests, ensuring everyone has their own private space. The ground floor cloakroom adds convenience, making morning routines and family life much easier.

The exterior of the property is equally appealing, with gardens to both the front and rear, providing a lovely outdoor area for children to play or for hosting summer barbecues. The off-street parking accommodates up to two vehicles, offering both security and ease of access.

The home is built to The Easedale Design by Taylor Wimpey and retains the remainder of its NHBC warranty. The popular development lies on the outskirts of Darlington ideal for commuting both North and South.

## Entrance Hall

Composite door to front, Lvt flooring, storage cupboard and radiator.

## Lounge

16'07 x 9'10 (5.05m x 3.00m)

Upvc double glazed window to front, Lvt flooring and double doors to side.

## Kitchen

16'07 x 9'06 (5.05m x 2.90m)

Two Upvc double glazed windows to front, fitted with Cashmere wall, base and drawer units including display cabinet with contrasting solid oak worksurfaces. Sink unit with mixer and spray, Induction electric hob with extractor over. Integrated double oven, fridge freezer, dishwasher. Concealed boiler and Lvt flooring. Space for a dining table and chairs or comfortable seating.

## Ground Floor Cloaks

Low level w.c, wash hand basin and radiator.

## First Floor Landing

### Bedroom One

10'0 x 12'04 (3.05m x 3.76m)

Upvc double glazed windows to front and side. Radiator.

### En-Suite

Walk in double shower, low level w.c, wash hand basin, vinyl floor and radiator.

### Bedroom Two

9'04 x 9'06 (2.84m x 2.90m)

Upvc double glazed windows to front and side.

### Bedroom Three

9'6" x 7'0" (2.9 x 2.15)

Upvc double glazed windows to front and radiator.

## Bathroom

Upvc double glazed obscure window to front, panelled bath with mixer tap, low level w.c, wash hand basin, part tiled wall, vinyl flooring and radiator.

## Externally

Corner plot with L shaped gardens to front, mainly laid to lawn. Gated access to rear.

To the rear is mainly laid to lawn with patio and shed. There is off street parking available.

## Tenure

Freehold

## Property Details

Local Authority: Darlington

Council Tax:

Conservation Area No

Flood Risk Very low

Floor Area 914 ft 2 / 85 m 2

Plot size 8.15 acres (6 Plots)

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

4 Mbps

Superfast

30 Mbps

Ultrafast

1800 Mbps

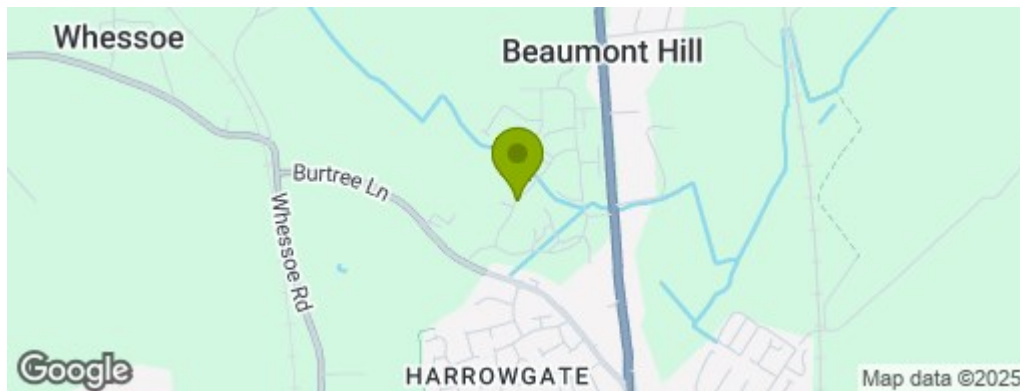
Satellite / Fibre TV Availability

BT

Sky

## Note

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## Property Information

**01325 363858**

45 Duke Street, Darlington, County Durham, DL3 7SD  
[sales@venturepropertiesuk.com](mailto:sales@venturepropertiesuk.com)