



Ainsley Grove

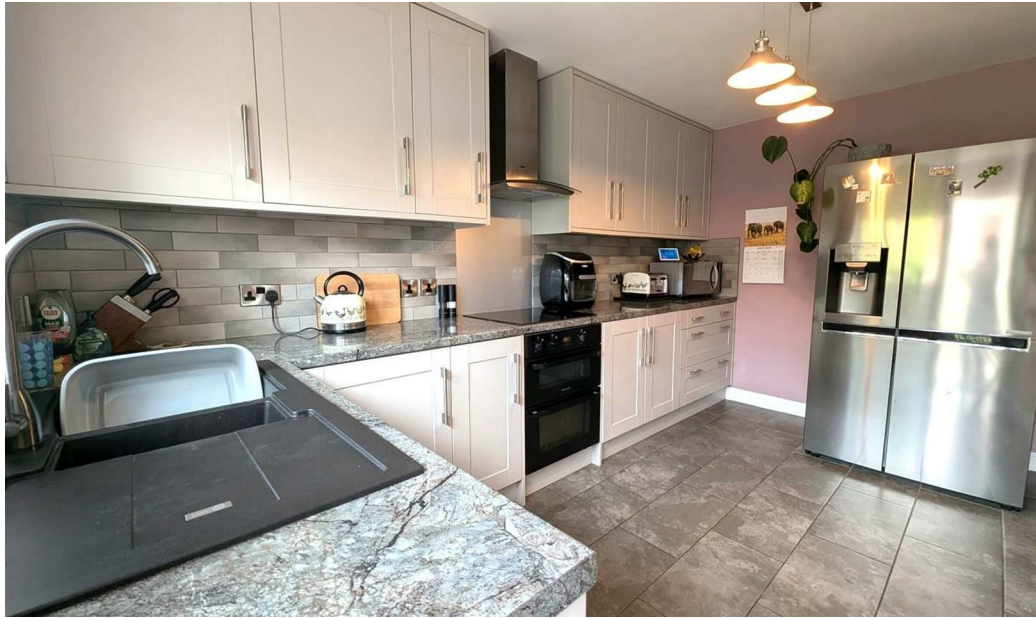
Darlington DL3 0GD

£205,000





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Ainsley Grove

Darlington DL3 0GD



- Three Bedroom Semi-Detached Property
- Close to Local Amenities
- Off Street Parking

- Faverdale Area of Darlington
- Council Tax Band C

- Conservatory
- Epc Rating C

Located in this quiet cul-de-sac in Ainsley Grove, High Grange development this well-presented three-bedroom semi-detached house offers a delightful blend of comfort and convenience, perfect for families or professionals seeking a peaceful yet accessible location.

Upon entering, you will find two spacious reception rooms that provide ample space for relaxation and entertaining, along with a Conservatory and kitchen that boasts modern fixtures and fittings. The property also features a replaced modern en-suite bathroom, to the master bedroom and a combi boiler.

The exterior of the house is equally appealing, with a well-maintained west facing garden that offers a perfect spot for outdoor activities or simply enjoying the fresh air. Parking is a breeze with space for two vehicles, and the added benefit of a garage provides extra storage or potential for a workshop.

One of the standout features of this property is the location, which is particularly advantageous, with major road links to the north and south just a short drive away, making commuting straightforward. Additionally, the amenities in Westpark are conveniently close, providing easy access to shops, schools, and recreational facilities.

In summary, this semi-detached house in Ainsley Grove is a fantastic opportunity for those looking for a well-appointed home in a desirable area. With its modern features, ample space, and excellent location, it is sure to attract considerable interest.

Entrance Porch

Composite door to front, window to side, laminate flooring and recently replaced with modern design radiator.

Lounge

11'06 x 14'04 (3.51m x 4.37m)
Upvc double glazed window to front, coving to ceiling, laminate floor and recently replaced with modern design radiator.

Dining Room

9'05 x 10'05 (2.87m x 3.18m)
Coving to ceiling, staircase to first floor and recently replaced with modern design radiator.

Kitchen

13'05 x 9'05 (4.09m x 2.87m)
Upvc double glazed window and door to rear, grey wall, base and drawer units with soft close feature, designed for cutlery and depth for pan/ovenware. Composite sink with mixer tap, four ring electric hob and double oven. Integrated washing machine and dishwasher, pantry storage and tiled floor.

Conservatory

9'06 x 12'10 (2.90m x 3.91m)
With new double doors to side and tiled floor.

First Floor Landing

Access to centrally boarded loft with shelving to the full length of the eaves either side and lighting, via drop down ladder.

Bedroom One

14'02 x 9'09 (4.32m x 2.97m)
Upvc double glazed window to rear and radiator.

En-Suite

Upvc double glazed window to rear, shower with waterfall and spray, low level w.c, wash hand basin, heated towel rail and vinyl flooring.

Bedroom Two

10'11 x 9'11 (3.33m x 3.02m)
Upvc double glazed window to front and radiator.

Bedroom Three

8'02 x 9'08 (2.49m x 2.95m)
Upvc double glazed window to front and radiator.

Bathroom

P shaped bath with shower over, waterfall and mixer spray. Low level w.c, wash hand basin and heated towel rail. Part tiled walls and vinyl flooring.

Externally

To the front there is side access to rear, off street parking and access to garage which has an electric door.
To the rear is a west facing garden with both lawn and patio areas, pond and water tap. There are also multiple plug sockets.

Tenure

Freehold

Property Details

Local Authority: Darlington
Council Tax Band: C
Annual Price: £2,108
Conservation Area No
Flood Risk Very low
Floor Area 0 ft 2 / 0 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

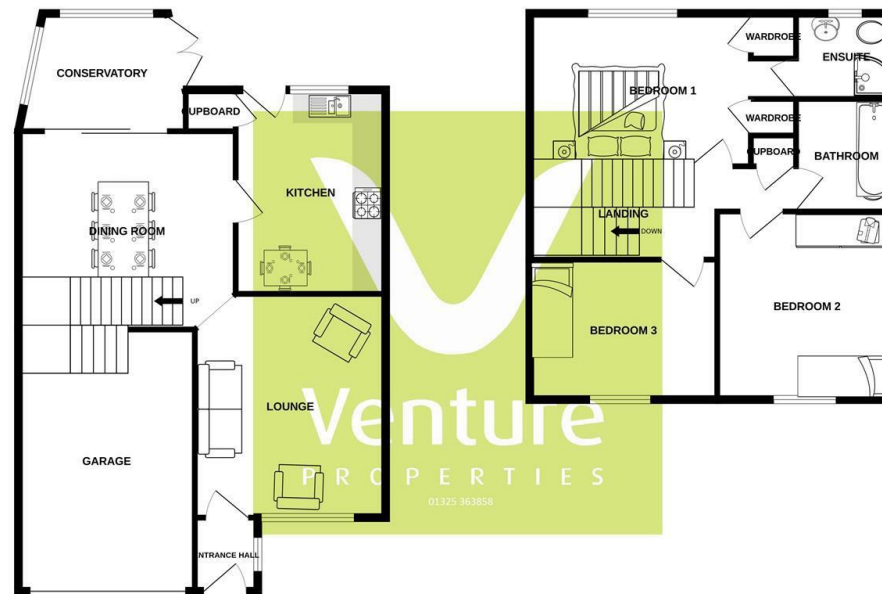
BT
Sky
Virgin

Note

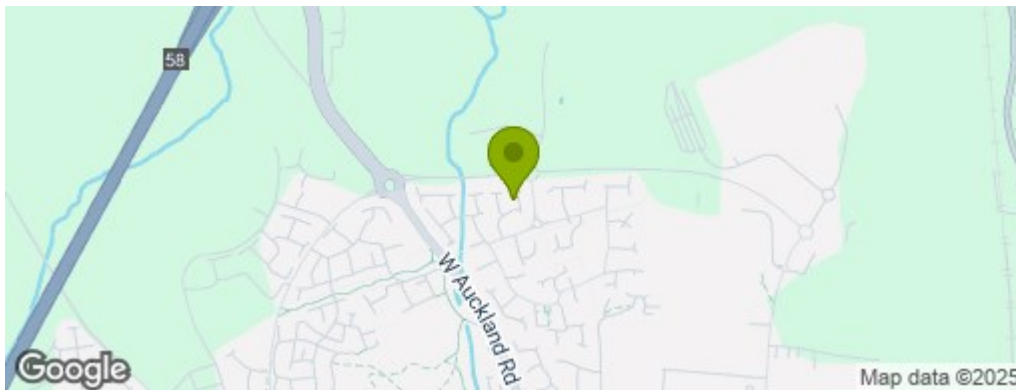
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GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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