



**Atholl Close**  
Darlington DL1 3PG  
Offers Over £125,000





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# Atholl Close

Darlington DL1 3PG



- No Onward Chain
- Close to Local Shops
- Garage in Block

- Two Bedroom Semi Detached Property
- Easy Access to A1(M) & A66 Travel Links
- Council Tax Band A

- Whinfield Area of Darlington
- Gardens to Front and Rear
- Epc Rating D

Situated in the desirable Whinfield area of Darlington, this two-bedroom semi-detached house offers a wonderful opportunity for both first-time buyers and those looking to downsize or perhaps an investor. The property boasts a spacious reception room, perfect for relaxing or entertaining guests, and two well-proportioned bedrooms that provide a comfortable retreat.

One of the standout features of this home is the absence of an onward chain, allowing for a smooth and efficient purchase process. The property also benefits from a private garden, ideal for enjoying the outdoors, as well as a garage that provides additional storage or parking space.

Conveniently located, this residence is close to a variety of amenities, ensuring that daily necessities are just a short distance away. Furthermore, the main road links out of Darlington are easily accessible, making commuting and travel straightforward.

This delightful home presents an excellent opportunity to enjoy a peaceful lifestyle while remaining well-connected to the vibrant town of Darlington. Whether you are looking to make your first step onto the property ladder or seeking a cosy home in a friendly neighbourhood, this semi-detached house is certainly worth considering.

## Entrance Porch

Upvc door to front.

## Lounge

19'04 x 11'11 (5.89m x 3.63m)

Upvc double glazed window to front, fireplace with electric fire. Staircase to first floor landing, laminate floor and radiator.

## Kitchen/Breakfast Room

11'11 x 8'08 (3.63m x 2.64m)

Upvc double glazed window and door to rear, fitted with Beech wall, base and drawer units, stainless steel sink with mixer tap and space for a cooker. There is also space for a washing machine, tumble dryer and fridge freezer. Storage cupboard housing boiler, vinyl flooring and radiator.

## First Floor Landing

With storage cupboard.

## Bedroom One

12'00 x 8'02 (3.66m x 2.49m)

Upvc double glazed window to rear and radiator.

## Bedroom Two

10'09 x 11'11 (3.28m x 3.63m)

Upvc double glazed window to front and radiator.

## Bathroom

Upvc double glazed obscure window to side, fitted with panelled bath with shower over. Low level w.c, wash hand basin, heated towel rail, part tiled walls and vinyl flooring.

## Externally

To the front there is a lawn area and to the rear is an enclosed garden with lawn, patio and pebble areas.

There is also a garage in a block included with the property.

## Tenure

Freehold

## Property Details

Local Authority: Darlington

Council Tax Band: A

Annual Price: £1581

Conservation Area No

Flood Risk Very low

Floor Area 699 ft 2 / 65 m 2

Plot size 0.04 acres (2 Plots)

Mobile coverage

EE

Vodafone

Three

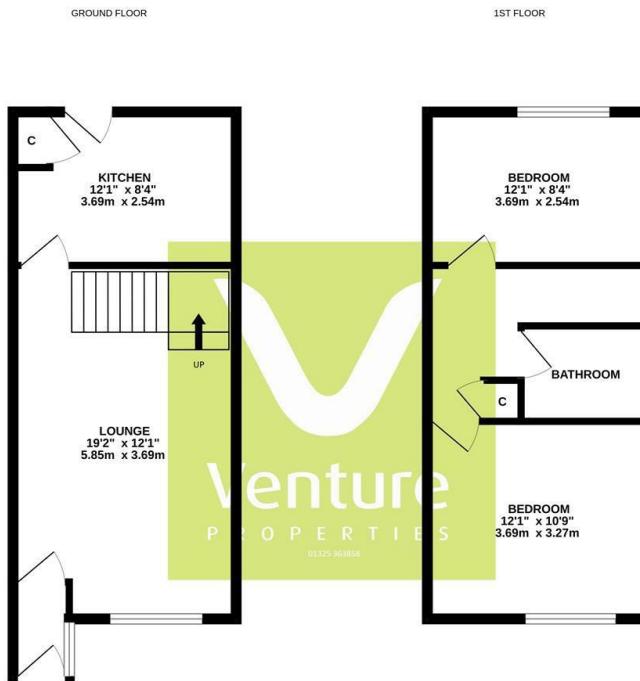
O2  
Broadband

Basic  
1 Mbps  
Superfast  
56 Mbps  
Ultrafast  
1000 Mbps  
Satellite / Fibre TV Availability

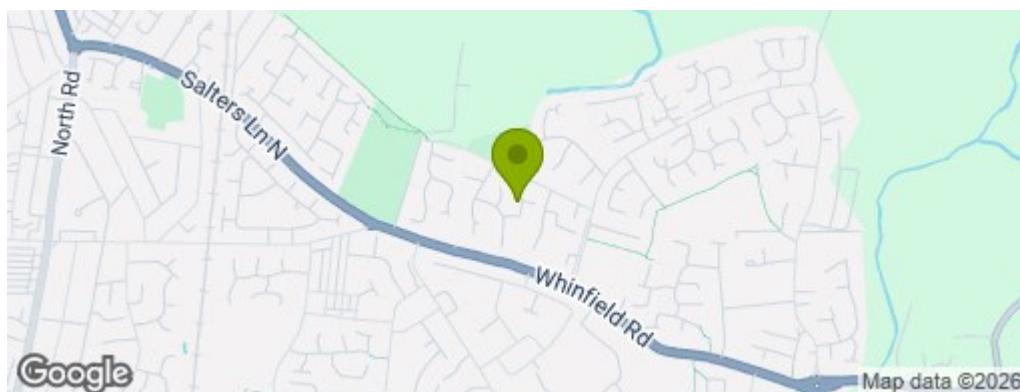
BT  
Sky  
Virgin

## Note

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are taken from the original drawing and are not to scale. The dimensions are approximate and no guarantee can be given that they are correct. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services and fixtures and fittings have not been tested and no guarantee can be given as to their operability or efficiency can be given.  
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## Property Information

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