



**Old Favourites Walk**

Darlington DL2 2FJ

**£200,000**







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# Old Favourites Walk

## Darlington DL2 2FJ



- Three Bedroom Semi-Detached Property
  - Walking Distance to Local Amenities
  - Garage
- Popular West Park Area of Darlington
  - Garden To Rear
  - Council Tax Band C
- Close to Nature Reserve
  - Off Street Parking
  - Epc Rating C

Old Favourites Walk, Darlington, this well-presented semi-detached house offers a delightful blend of comfort and convenience. With two spacious reception rooms, this property is perfect for both relaxation and entertaining guests. The three inviting bedrooms provide ample space for rest, while the well-appointed bathroom ensures practicality for everyday living.

One of the standout features of this home is the off-street parking, with space for more than one vehicle plus a garage for those who require an additional secure space.

Situated close to local amenities, residents will enjoy easy access to shops, schools, and parks, making it an ideal choice for families and professionals alike. There is also a nature reserve close at hand for outdoor enthusiasts.

This semi-detached house is not just a home; it is a lifestyle opportunity in a vibrant community. Whether you are looking to settle down or invest, this property is sure to impress.

### Entrance Hall

Door to front, staircase to first floor landing with storage under and radiator.

### Ground Floor Cloaks

W.C, wash hand basin with tiled splashback and radiator.

### Lounge

13'7 x 10'7 (4.14m x 3.23m)

Upvc double glazed window to front and radiator.

### Kitchen

9'7 x 8'4 (2.92m x 2.54m)

Upvc double glazed window to rear, fitted with wall, base and drawer units, stainless steel sink with mixer tap. Four ring gas hob with extractor over and oven. Space for a fridge, freezer and washing machine. Part tiled walls and radiator.

### Dining Room

10'8 x 8'6 (3.25m x 2.59m)

French doors to rear and radiator. Space for a table and chairs.

### First Floor Landing

With storage cupboard and access to loft.

### Bedroom One

10'8 x 10'5 (3.25m x 3.18m)

Upvc double glazed window to rear and radiator.

### En-Suite

Walk in shower cubicle, w.c, wash hand basin and radiator.

### Bedroom Two

10' x 8'7 (3.05m x 2.62m)

Upvc double glazed window to rear and radiator.

### Bedroom Three

10'8 x 6'9 (3.25m x 2.06m)

Upvc double glazed window to front and radiator.

### Bathroom

Upvc double glazed obscure window to front, panelled bath with shower over, w.c, wash hand basin, part tiled walls and radiator.

### Externally

To the front is an enclosed, gated forecourt and access to driveway and garage, which has a roller shutter.  
To the rear is an enclosed fair sized garden which is mainly laid to lawn, with patio area.

### Tenure

Freehold

### Property Details

Local Authority: Darlington  
Council Tax Band: C  
Annual Price: £2,108  
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

02

Broadband

Basic

6 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

BT

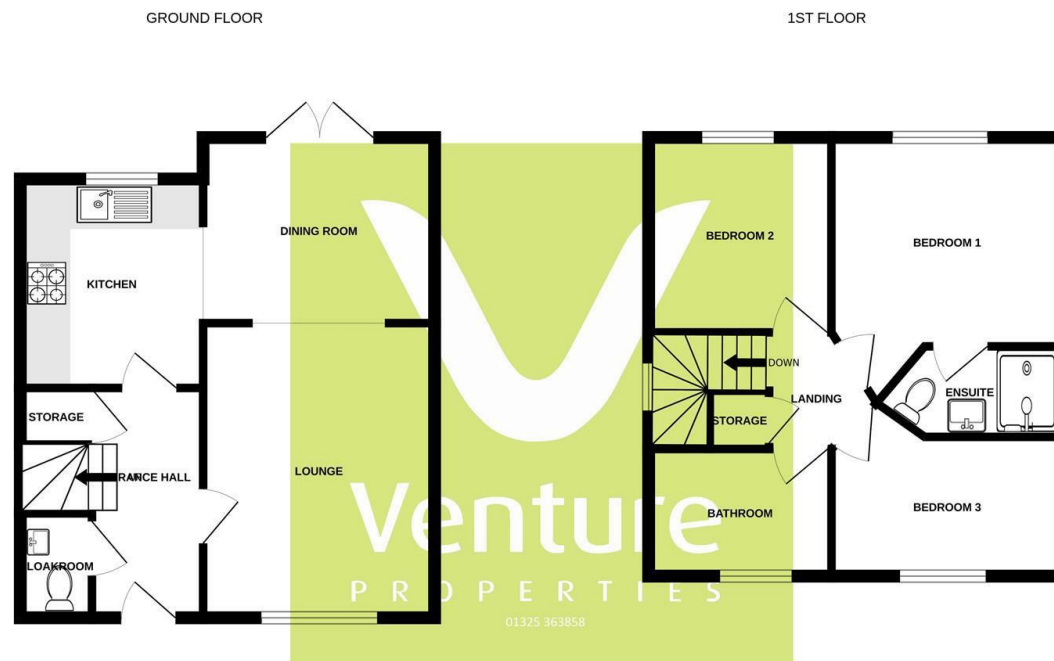
Sky

Virgin

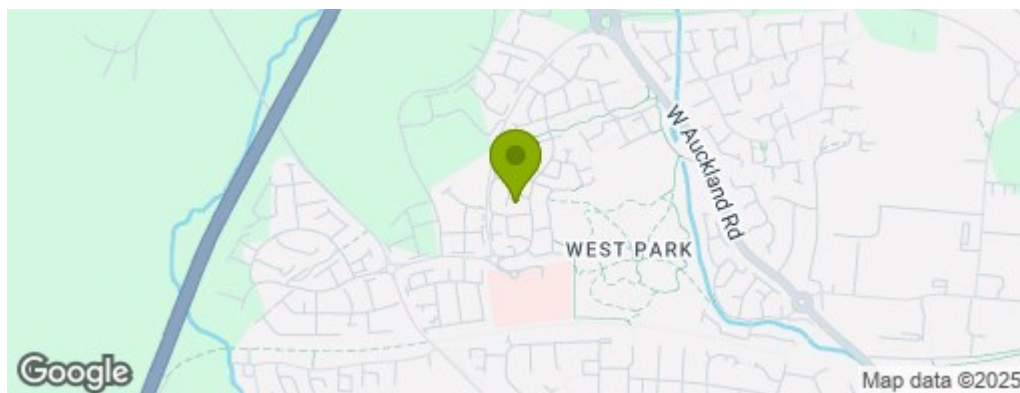
### Note

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements 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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## Property Information

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