

Perth Grove, Darlington, DL1 3QZ
Offers in the region of £120,000

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'The Art of Property'



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Offers in the region of £120,000

Council Tax Band: A

Nicely positioned in the sought-after Whinfield area of Darlington, this delightful end terrace home on Perth Grove offers a perfect blend of comfort and convenience. With two well-proportioned double bedrooms, a light and airy bathroom, spacious reception room and dining kitchen, this property is ideal for small families or professionals seeking a comfortable yet accessible living space.

The generous lounge provides a welcoming atmosphere, perfect for relaxation and the dining kitchen is designed for practicality. The property has been thoughtfully improved, featuring a rear garden that is both low maintenance and attractive, with gravelled areas and a patio, ideal for enjoying the outdoors without the hassle of extensive upkeep.

Location is key, and this home is just a stone's throw from essential amenities, including an Asda supermarket and local doctors, ensuring that daily needs are easily met. Furthermore, the property boasts excellent transport links, with the A1(M) & A66 within easy reach, making commuting a breeze.

Additional features include UPVC double glazing and gas central heating via a Worcester combi boiler for energy efficiency. This charming property presents a wonderful opportunity for those looking to settle in a friendly community with all the conveniences of modern living.

In brief the accommodation consists of:

Ground floor

Entrance vestibule, spacious lounge with the feature fireplace, dining kitchen to the rear.

First floor

Landing leading to a good size bathroom with useful linen cupboard and two nicely appointed double bedrooms.

Externally

A favourable position on the end of this choice location enjoying an open lawn garden to the front

and delightful enclosed, low maintenance garden to the rear.

Please note:

Council tax Band - A

Tenure - Freehold

Total sq ft to be considered guide only.

Room measurements will be, in most cases, the maximum length/width.

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Disclaimer:

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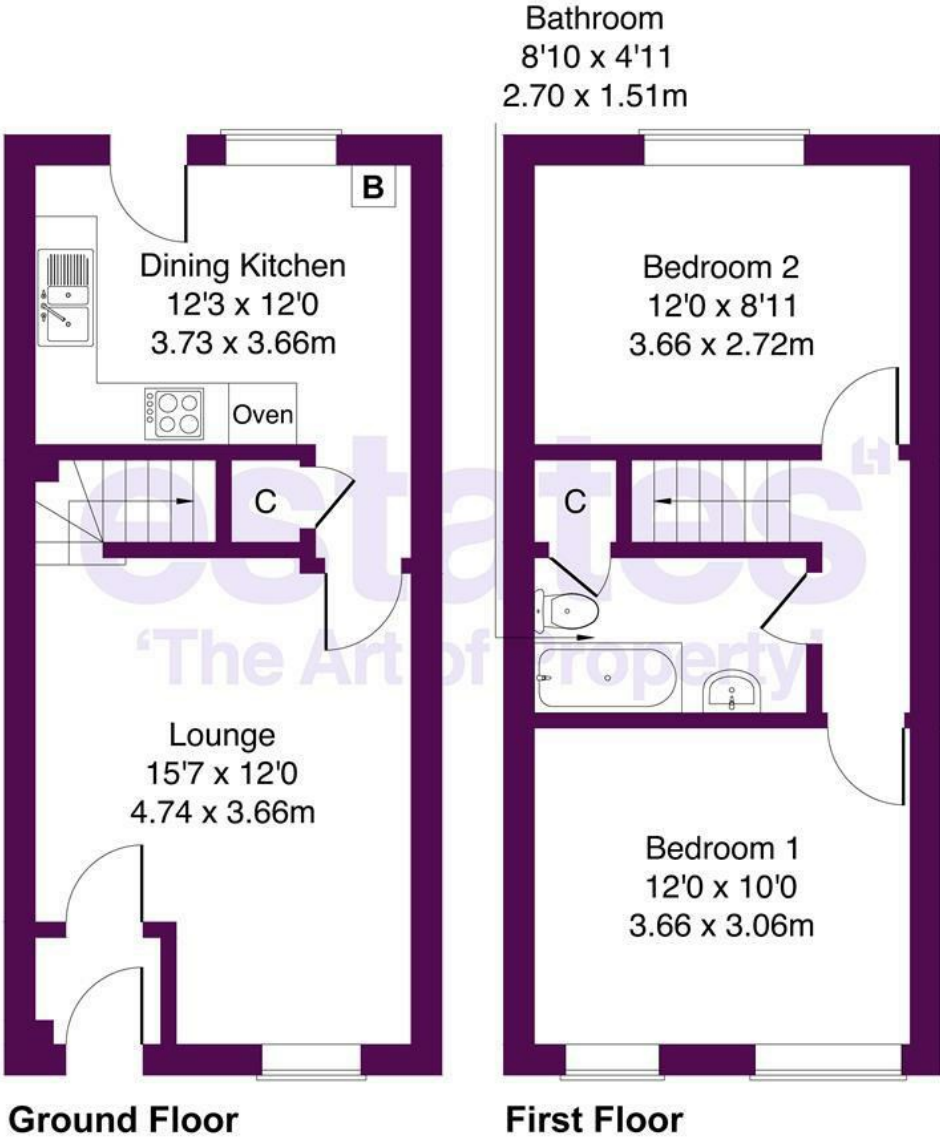
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Approximate Gross Internal Area: (678 sq ft - 63 sq m.)



Not to Scale. Produced by The Plan Portal 2025
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		