

Spinning Close, Darlington, DL1 1PQ
Offers in the region of £175,000

estates⁴
'The Art of Property'



Spinning Close, Darlington, DL1 1PQ

Offers in the region of £175,000

Council Tax Band: C

Located on a peaceful cul-de-sac, this charming semi-detached home offers a perfect blend of modern living and comfort. Built in 2017, the property boasts a spacious and well-appointed layout, ideal for families or those seeking a peaceful retreat.

Upon entering, you are welcomed into a light and airy lounge that exudes warmth and cosiness, making it the perfect space for relaxation. The delightful dining kitchen has been thoughtfully upgraded by the current owner, featuring a refurbished kitchen that is both stylish and functional, enjoying integrated appliances which includes dishwasher, washer/dryer and fridge freezer, five burner hob, oven and extractor fan, ample space for dining and French doors to the garden. The ground floor also includes a convenient cloakroom/WC, enhancing the practicality of the home.

The first floor comprises three well-proportioned bedrooms, including two doubles and a spacious single. The refitted luxurious ensuite, complete with a double walk-in shower, provides a touch of indulgence, while the family bathroom caters to the needs of the household.

Outside, the property benefits from ample parking to the front, ensuring convenience for residents and guests alike. The good-sized east-facing rear garden, enhanced by lovely paving laid in 2021, offers a delightful outdoor space for entertaining featuring a shed with power point.

Situated within a popular modern development, this home is ideally located close to local shops and schools, with easy access to the town centre, train station, A1(M) & A66 for those commuting further afield. This property truly represents a wonderful opportunity to acquire a modern family home on a popular development.

In brief the accommodation consists of:

Ground floor
Entrance hall, lounge, dining kitchen and cloak/WC.

First floor

Landing, three bedrooms, principal bedroom with an ensuite, and family bathroom.

Externally
Parking to the front and enclosed garden to rear.

Please note:
Council tax Band - C
Tenure - Freehold
Total sq ft to be considered guide only
Gas central heating
Double glazing
Room measurements will be, in most cases, the maximum length/width.

Estates 'The Art of Property'
Professional Estate Agents, selling homes across Darlington, Newton Aycliffe, Teesside & North Yorkshire with creative & inviting marketing strategies! Property appraisals available 7 days a week!

Disclaimer:
These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. They do not constitute or form part of an offer or contract nor may they be regarded

as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations, or any type of appliances which may be included. All photos, videos, and marketing material created by Estates 'The Art of Property', are the property of our agency and are protected by copyright law. Our marketing material must not be copied, reproduced, shared, or used in any way without our prior written permission.

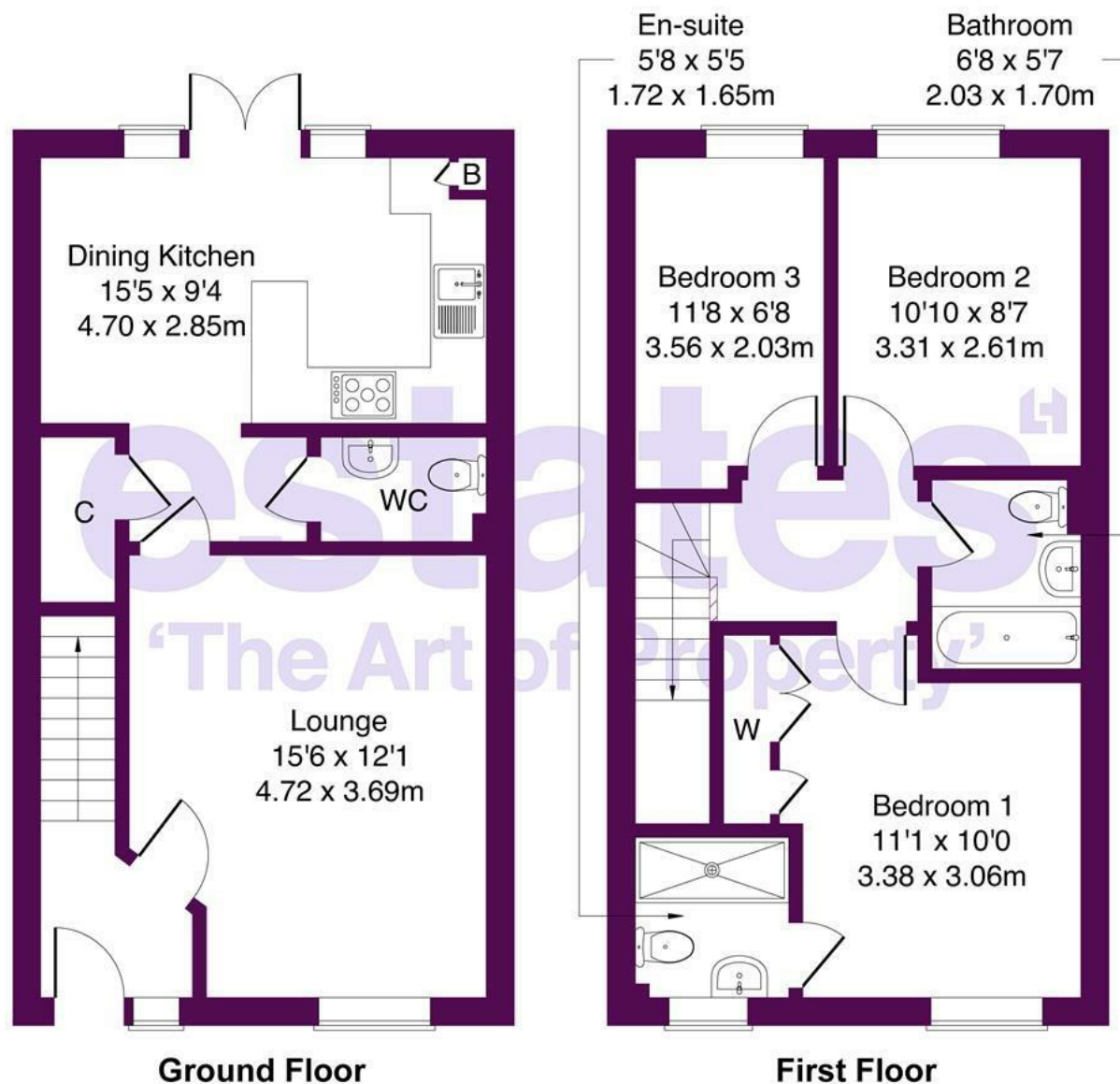


Spinning Close, Darlington, DL1 1PQ

Approximate Gross Internal Area: (926 sq ft - 86 sq m.)

estates⁴
'The Art of Property'

Business Central 2 Union Square
Central Park
Darlington
County Durham
DL1 1GL
01325 804850
sales@estatesgroup.co.uk
<https://estates-theartofproperty.co.uk/>



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		82	9
(81-91) B			
(69-80) C			
(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	