



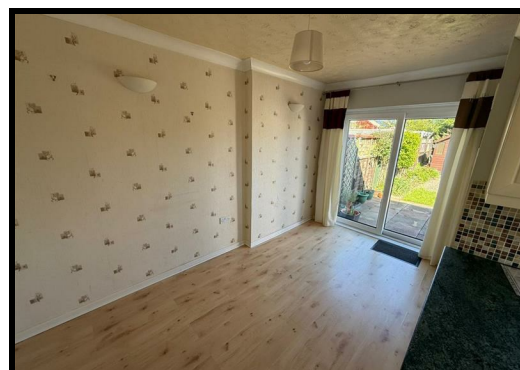
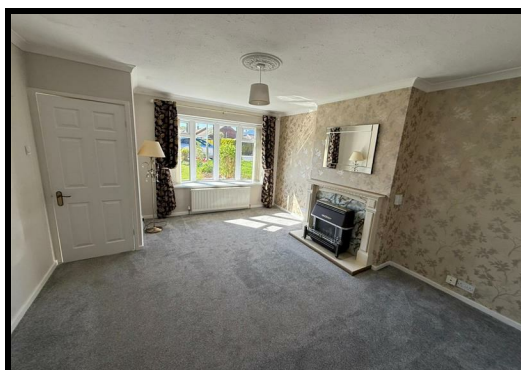
### **3 Wilton Drive, Darlington Offers Over £210,000**

Situated on the charming Wilton Drive in Darlington, this delightful semi-detached house presents an excellent opportunity for families and individuals alike. With two double bedrooms and one single bedroom, this property offers ample space for comfortable living. The two inviting reception rooms provide versatile areas that can be tailored to your needs, whether for entertaining guests or enjoying quiet family time.

The layout of the home is both practical and welcoming, ensuring that every corner is utilised effectively. The bathroom is conveniently located, catering to the needs of the household with ease.

The surrounding area is known for its friendly community and excellent amenities, making it an ideal location for those seeking a balance of tranquillity and convenience. Local schools, parks, and shops are within easy reach, enhancing the appeal of this lovely home.

This property is perfect for those looking to settle in a vibrant neighbourhood while enjoying the comforts of a well-designed family home. Do not miss the chance to make this charming residence your own.



# 3 Wilton Drive, Darlington

## General Remarks

A superb opportunity has arisen to acquire a beautifully presented three bedroom semi detached residence occupying a most pleasing position on Wilton Drive within the ever popular Mowden area of Darlington.

Gas fired central heating

UPVC double glazed windows throughout

Council Tax Band C

We recommend viewings at the earliest opportunity to avoid disappointment

## Location

Wilton Drive is superbly positioned within the Mowden Park area of Darlington. The property is situated within a short walking distance of Mowden Park shopping precinct where you will find a host of amenities including a supermarket, a post office, a Chinese takeaway, a barber shop and a popular public house. A wider range of amenities can be found a short drive away in Darlington's Town centre. The property is ideally situated for accessing first class local schools to include Mowden Infant and Junior School, Hummersknott Academy and Carmel College. Wilton Drive is well placed for travel to the business and commercial centres throughout the region via the A1M and the A66. Darlington's East Coast Main Line railway provides easy commuting to both Newcastle and York with London Kings Cross accessible within two and a half hours. International air travel is available from both Newcastle and Teesside Airports.

## Entrance Hallway

The property is entered through a UPVC double glazed door with double glazed windows to either side leading into a welcoming entrance hallway. The hallway was warmed by a central heating radiator.

## Living Room

15'8" x 12'7"

The beautifully presented living room is situated to the front elevation of the property. Warmed by a central heating radiator, tastefully decorated in neutral tones incorporating a stylish feature wall and benefits from a UPVC double glazed window and a wood fire surround with a gas fire.

## Kitchen

7'10" x 9'0"

The kitchen is fitted with a comprehensive range of wall, floor and drawer units, with contrasting worktops incorporating a

stainless steel sink and drainer. The kitchen benefits from laminated flooring, a UPVC double glazed window, plumbing for an automatic washing machine and an integrated electric oven and hob with over head extractor fan, plus an integrated fridge freezer. A door leads out to the side elevation of the property.

## Dining Room

13'1" x 7'2"

The dining room is situated to the rear elevation of the property. Warmed by a central heating radiator and benefiting from laminated flooring and UPVC double glazed patio doors which lead out to the patio area and rear garden beyond.

## First Floor Landing

A staircase leads to the first floor landing.

## Bedroom One

11'10" x 8'10"

A double bedroom warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from built in wardrobes providing useful storage and a UPVC double glazed window overlooking the front elevation of the property.

## Bedroom Two

9'10" x 11'3"

With pleasant views overlooking the rear garden a further double bedroom warmed by a central heating radiator, decorated in neutral tones incorporating a feature wall and benefiting from a UPVC double glazed window.

## Bedroom Three

6'4" x 7'10"

A further bedroom warmed by a central heating radiator and benefiting from a UPVC double glazed window overlooking the front elevation of the property.

## Bathroom

6'5" x 8'0"

The bathroom has vinyl flooring, partially tiled walls, a UPVC double glazed window with privacy glass and is fitted with a modern suite comprising of a panelled bath with over head electric shower, a wash hand basin and a low level WC.

## Externally

Externally to the front of the property there is a driveway providing off road car parking and a garden which is laid to lawn. To the rear of the property there is a garden which is partially gravelled and laid to lawn, a patio area which is ideal for outdoor entertaining and a single garage.

