



The Broadway

Darlington DL1 1EL

Offers In The Region Of £220,000





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The Broadway

Darlington DL1 1EL



- Three Bedroom Semi-Detached Property
- Off Street Parking
- Very Well Presented Throughout

- Popular Eastbourne Area of Darlington
- Garage
- Council Tax Band B

- Close to Shops, Schools and Amenities
- Generous Landscaped Garden to Rear
- EPC Rating C

In the desirable Eastbourne area of Darlington, this semi-detached house presents an excellent opportunity for families seeking a spacious and comfortable home. Boasting three well-proportioned bedrooms, this property is designed to accommodate the needs of modern family life, with a layout that is both practical and inviting, ensuring that every corner of the home is utilised effectively, creating the perfect spaces for relaxing and entertaining.

One of the great features of this home is the bright and airy kitchen / diner area which is well equipped and perfect for every day living. There is also off-street parking, along with a garage for additional storage or vehicle protection. This is a rare find in the area, providing convenience and peace of mind for busy families.

The gardens to both the front and rear of the property, particularly the generous and landscaped rear garden, offer delightful outdoor spaces for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air. The proximity to local shops and schools further enhances the appeal, making it an ideal location for families looking to settle in a community-oriented neighbourhood.

In summary, this three-bedroom semi-detached house on The Broadway is a fantastic family home, combining spacious living with practical amenities in a sought-after area, being well presented and maintained throughout, it is a property that truly deserves your attention. Contact our office to arrange a viewing.

Entrance Hall

Upvc door to front, staircase to first floor landing, wood flooring and radiator.

Lounge

15'1 x 12'6 (4.60m x 3.81m)

Upvc double glazed window to front in arch feature alcove, door to kitchen / Diner area and radiator.

Kitchen / Diner

19'11 x 10'6 (6.07m x 3.20m)

Upvc double glazed window and French doors to rear, fitted modern wall, base and drawer units with contrasting wood effect laminate worktops, including breakfast bar and seating. Composite sink with mixer tap, integrated electric hob with

extractor over, deep pan drawers under and eye level double oven. Integrated washing machine, dishwasher and fridge freezer, tiled splashbacks. The dining area has ample space for a table and chairs. Spotlights to ceiling and Radiator.

Passage Way

Door to front and rear with access to the garage.

First Floor Landing

Upvc double glazed window to side and storage cupboard. Hatch access to a fully boarded loft with extra storage space.

Bedroom One

13'3 x 11'4 (4.04m x 3.45m)

Two upvc double glazed windows to rear, spotlights to ceiling and radiator.

Bedroom Two

13'3 x 10'6 (4.04m x 3.20m)

Upvc double glazed window to front and radiator.

Bedroom Three

9'2 x 8'2 (2.79m x 2.49m)

Upvc double glazed window to front and radiator.

Bathroom

Upvc double glazed obscure window to rear, bath with shower over and screen, wash hand basin, w.c, heated towel rail and fully tiled walls.

Externally

To the front the garden is mainly laid to lawn, with a double driveway for off street parking. There is also access to the front passage way and garage.

To the rear is a generous, enclosed, landscaped garden with raised beds, lawn, pebble and patio areas. Privacy to the rear boundary fence as not overlooked.

Tenure

Freehold

Property Details

Local Authority: Darlington

Council Tax Band: B

Annual Price: £1,940

Conservation Area No

Flood Risk Very low

Floor Area 947 ft 2 / 88 m 2

Plot size 0.08 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

3 Mbps

Superfast

51 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

BT

Sky

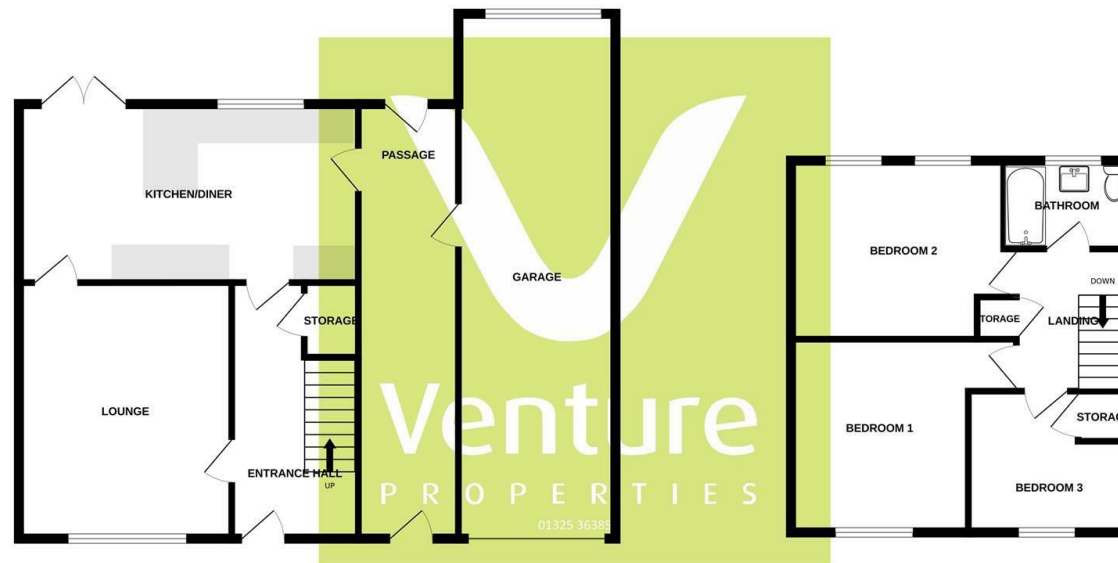
Virgin

Note

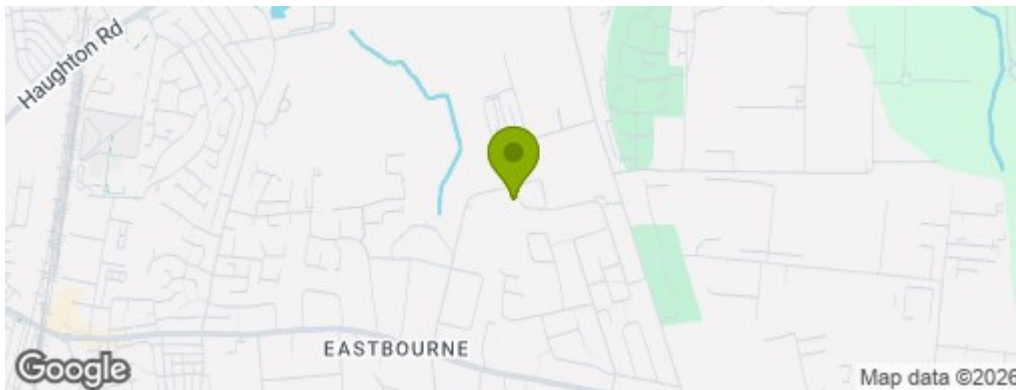
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GROUND FLOOR

1ST FLOOR



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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