



The Oaklands

Darlington DL2 1BD

£269,500





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The Oaklands

Darlington DL2 1BD



- Three Bedroom Semi-Detached Property
- Off Street Parking
- Short Drive to Darlington Town Centre

- Middleton-One-Row Location
- Garage
- Council Tax Band C

- Immaculately Presented Stunning Interior
- Enclosed Rear Garden (Not Overlooked to the rear)
- EPC Rating D

Welcome to The Oaklands, this stylish three-bedroom semi-detached house located in the desirable area of Middleton One Row, Darlington is an immaculately presented property, that would be ideal for family living, offering a perfect blend of comfort and convenience.

With a spacious reception room that provides a warm and inviting atmosphere, perfect for quality family time. The three well-proportioned bedrooms offer ample space for relaxation and personalisation, making it easy for each family member to feel at home. The property also features a well-appointed bathroom, ensuring that all your needs are met.

One of the standout features of this home is the off-street parking and garage, which provides secure and convenient access for your vehicles. The outdoor rear garden space is perfect for children to play or for hosting summer barbecues with friends and family as it benefits from not being overlooked to the rear.

Situated within close proximity to local shops and schools, this property is ideal for families seeking a vibrant community. Additionally, the nearby Teesside Airport offers excellent travel options for those who enjoy exploring further afield.

In summary, this semi-detached house in The Oaklands is a wonderful opportunity for anyone looking to settle in a friendly neighbourhood with all the essential amenities at hand. Don't miss the chance to make this delightful property your new family home, contact our office to arrange a highly recommended viewing.

Entrance Hall

Upvc door to front, coving to ceiling, staircase to first floor landing with storage under, spotlights to ceiling and radiator.

Lounge

16' x 11'8 (4.88m x 3.56m)

Upvc double glazed window to front, coving to ceiling and stylish media wall with tv alcove and inset, glass fronted, real flame effect fire. Three is also a radiator.

Kitchen/Diner

19' x 8'10 (5.79m x 2.69m)

Upvc double glazed window and French doors to rear, fitted wall, base and drawer units including display cabinet and breakfast bar, with contrasting marble worktops. Composite sink with mixer tap and spray, Four ring gas hob with extractor over,

splashback and eye level oven. Integrated microwave and wine cooler and space for a fridge freezer. The room is open aspect to the dining area which has a part panel effect wall and ample space for a dining table and chairs. With coving and spotlights to ceiling throughout the kitchen/diner areas, radiator and tiled floor.

Utility Room

17'2 x 7'5 (5.23m x 2.26m)

Upvc door to rear, wall, base and drawer units with stainless steel sink and mixer tap. Space for a washing machine and tumble dryer, spotlights to ceiling.

Ground Floor Cloaks

Upvc double glazed obscure window to rear, low level w.c, wash hand basin and heated towel rail.

First Floor Landing

Upvc double glazed window to side and access to loft.

Bedroom One

15'6 x 10'9 (4.72m x 3.28m)

Upvc double glazed window to front, fitted wardrobes and radiator.

Bedroom Two

9'9 x 9'3 (2.97m x 2.82m)

Upvc double glazed window to rear and radiator.

Bedroom Three

9'3 x 8' (2.82m x 2.44m)

Upvc double glazed window to front and radiator.

Bathroom

Upvc double glazed obscure window to rear, P-shaped bath with waterfall head shower over, spray and screen, stylish wash hand basin in vanity unit and low level w.c. Heated towel rail, spotlights to ceiling and tiled walls and floor.

Externally

To the front there is a block paved driveway allowing access for off street parking and entry to the garage. There is also a gravelled area to the front.

The rear enclosed garden has both lawn and patio areas and is not overlooked to the back, giving extra privacy. With gated access and raised bed planters.

Tenure

Freehold

Property Details

Local Authority: Darlington
Council Tax Band: C
Annual Price: £2,217
Conservation Area No
Flood Risk Very low
Floor Area 1,011 ft 2 / 94 m 2
Plot size 0.06 acres
Mobile coverage

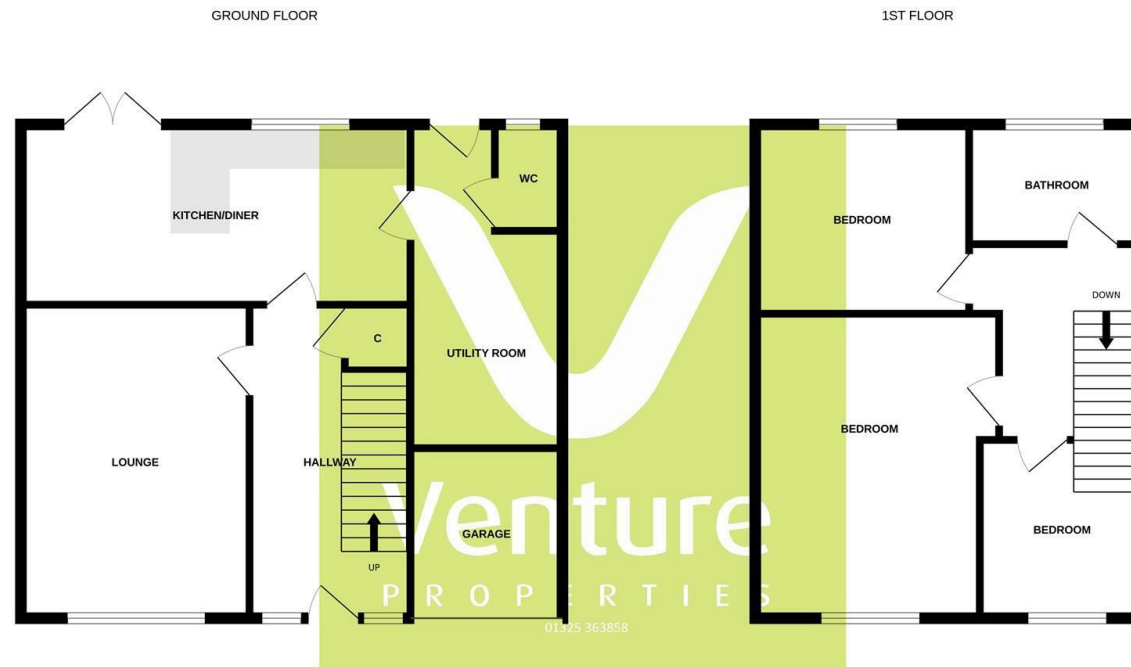
EE
Vodafone
Three
O2
Broadband

Basic
13 Mbps
Superfast
44 Mbps
Ultrafast
1000 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

Note

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house



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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