



Grinton Park Way

Darlington DL1 4UH

Or Nearest Offer £120,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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Grinton Park Way

Darlington DL1 4UH



- Two Bedroom Link Property
- Ground Floor Cloaks
- Council Tax Band A

- Popular Eastbourne Area of Darlington
- Close To All Amenities
- EPC Rating D

- Gardens to Front & Rear
- Easy Access to Darlington Town Centre
- Garage

Situated in the sought-after area of Grinton Park Way, Darlington, this impressive two-bedroom modern link house offers an excellent combination of style, comfort and practicality.

Upon entering, you are welcomed into a spacious reception room, providing a bright and inviting space ideal for relaxing or entertaining. The well-planned accommodation also benefits from a convenient downstairs WC and utility room, making everyday living effortless.

Upstairs, the property offers two generously proportioned bedrooms, providing comfortable accommodation for a small family, couple or professional looking for additional space. The modern finish and thoughtful layout make this an appealing home for a variety of buyers.

Externally, the property features attractive front and rear gardens, offering pleasant outdoor spaces for gardening, entertaining or simply enjoying the fresh air. A garage provides secure parking and valuable additional storage.

This beautifully presented terraced home is a must-see internally and is sure to impress with its modern design, practical features and excellent living space. Ideal for first-time buyers, professionals or those looking to downsize, this delightful property represents a fantastic opportunity to make a modern and comfortable home your own.

Early viewing is highly recommended to fully appreciate all that this property has to offer.

Entrance Porch

Upvc door to side and electric heater.

Lounge

Upvc double glazed window to front, electric fire and heater.

Kitchen / Diner

Upvc double glazed windows to front and rear, fitted with wall, base and drawer units, stainless steel sink unit, electric hob and oven. Space for a washing machine and fridge freezer. Electric storage heater.

Hallway

Staircase to first floor landing and Upvc door to rear.

Utility Room / Cloaks

Upvc double glazed window to rear, space for tumble dryer. W.c, wash hand basin and radiator.

First Floor Landing

With storage cupboard.

Bedroom One

Upvc double glazed window to front and electric heater.

Bedroom Two

Upvc double glazed window to front, two double cupboards and electric heater.

Shower Room

Upvc double glazed obscure window to rear, walk in shower, wash hand basin and electric heater.

Separate w.c

Upvc double glazed obscure window to rear and W.C.

Externally

To the front is an enclosed garden and to the rear is mainly laid to lawn with access to a single detached garage.

Tenure

Freehold

Property Details

Local Authority: Darlington
Council Tax Band: A
Annual Price: £1,663
Conservation Area No
Flood Risk Very low
Floor Area 807 ft 2 / 75 m 2

Plot size 0.04 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

2 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

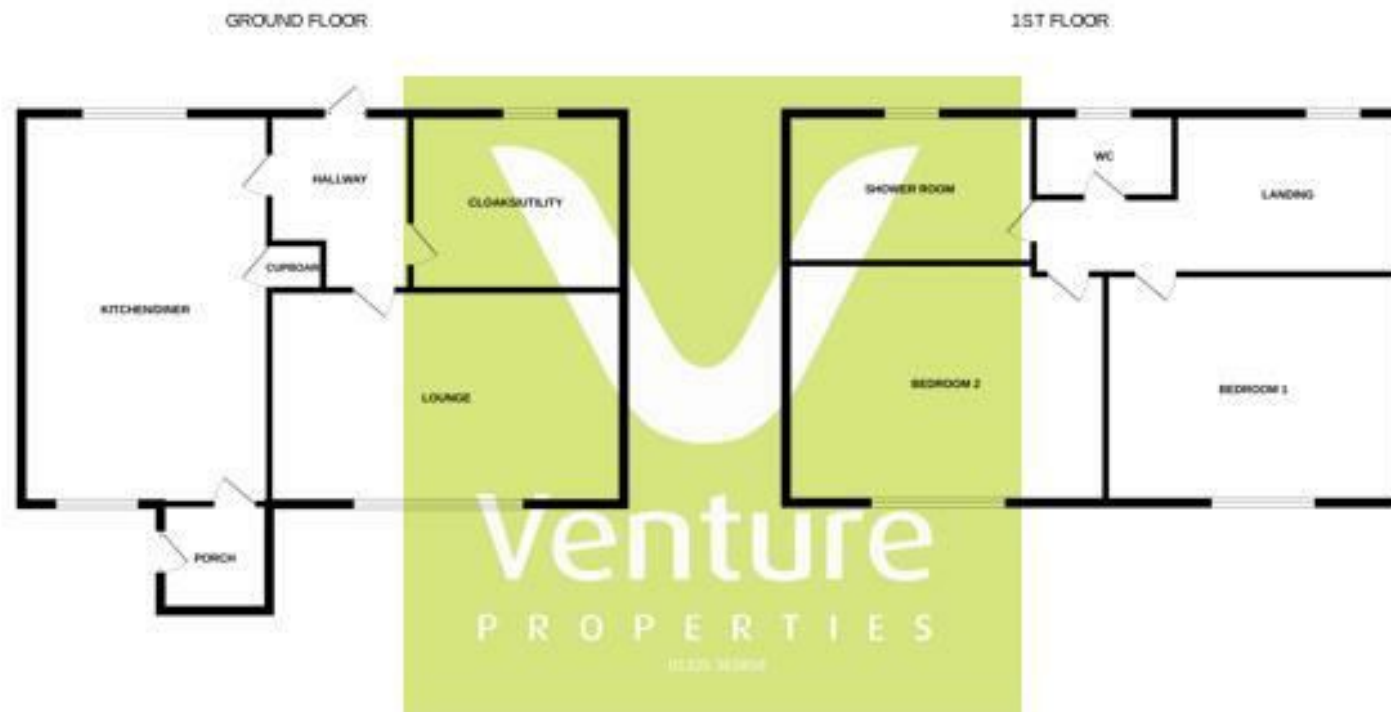
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Sky

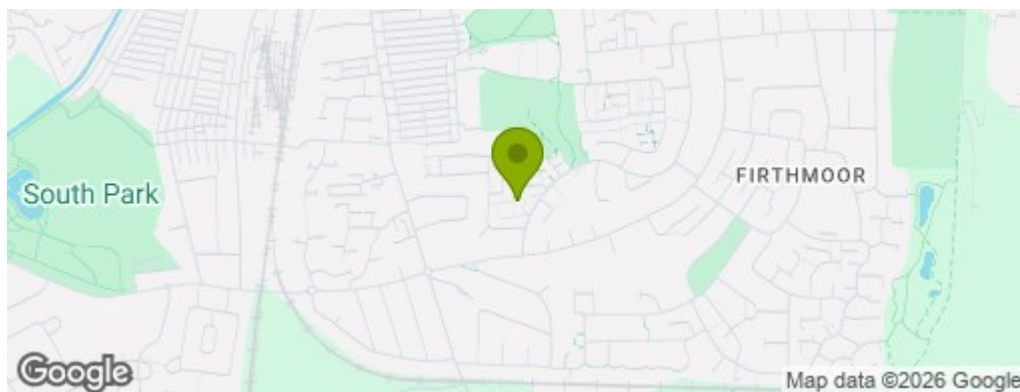
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Note

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.



While 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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Property Information

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