



16 FOUNTAINS VIEW, DARLINGTON, DL3 9RH

Offers In The Region Of £129,950

**THREE BEDROOM MID-TERRACED HOME | FRONT & REAR GARDENS | OPEN ASPECT
| DUAL-ASPECT LOUNGE | KITCHEN/DINER | SEPARATE WC | POPULAR BRANKSOME
LOCATION**

A well-positioned three bedroom mid-terraced property enjoying an open aspect to the front, gardens to both front and rear, and spacious accommodation arranged over two floors. The



Fountains View is a three bedroom mid-terraced property ideally positioned within the popular Branksome area of Darlington, enjoying an open aspect to the front and gardens to both the front and rear. The property offers well-proportioned accommodation throughout and would make an ideal purchase for first-time buyers, couples, families or investors alike.

On entering the property, the entrance hallway provides access to the principal ground floor accommodation.

To the right is a dual-aspect lounge, enjoying windows to both the front and rear which provide plenty of natural light and give the room an open and spacious feel.

To the left is the dual-aspect kitchen/diner, which has been re-fitted with a variety of wall, drawer and base units, together with space for dining. A door provides direct access into the rear garden, making this a practical space for everyday family living.

To the first floor are three bedrooms, together with a family bathroom and separate WC. The three bedrooms provide flexibility for family living, working from home or those requiring additional guest accommodation.

Externally, the property benefits from a front garden, while to the rear is a sizeable garden, providing excellent outdoor space and potential for a variety of uses.

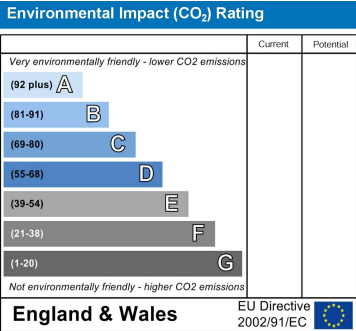
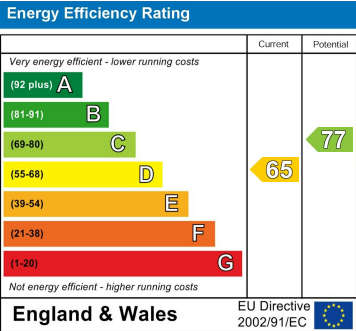
THE AREA – BRANKSOME, DARLINGTON

Branksome is a popular residential area to the north-west of Darlington, offering a good balance of established residential surroundings and convenient access to everyday amenities. The area is close to Cockerton Village, Mowden and West Park, with a range of shops, supermarkets, cafés, restaurants and other local services available nearby. Cockerton Village in particular provides a useful selection of independent retailers and amenities.

The area is also well placed for families, with a number of primary and secondary schools serving the surrounding neighbourhoods. Branksome also benefits from access to local walking, cycling and running routes, while its position provides convenient access towards Darlington and the wider road network.



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of areas, volumes, 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 operation or efficiency can be given.
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