



Washbrook Drive

Darlington DL3 0JA

Asking Price £230,000





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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- Three Bedroom Semi-Detached Property
- Within Walking Distance to Shops, Schools and Parks
- Council Tax Band B

- Off Street Parking and Garage
- Stunning Garden Room To Rear
- EPC Rating C

- Popular Harrowgate Hill Area of Darlington
- Large Corner Plot
- Ideal Family Home

Nestled in the tranquil cul-de-sac of Washbrook Drive, Darlington, this stunning extended three-bedroom semi-detached house offers a perfect blend of modern living and comfort. The property has been thoughtfully extended to the rear, creating an inviting open-plan living space that is ideal for both relaxation and entertaining.

As you enter, you will be greeted by two spacious reception rooms that provide ample space for family gatherings or quiet evenings in. The well-maintained interior flows seamlessly into the heart of the home, where the extended area enhances the sense of space and light.

The property boasts three well-proportioned bedrooms, making it an excellent choice for families or those seeking extra room for guests or a home office. The bathroom is conveniently located, ensuring ease of access for all.

Set on a generous corner plot, the house is surrounded by beautifully landscaped gardens, providing a serene outdoor space to enjoy. The well-cared-for garden is perfect for children to play or for hosting summer barbecues with friends and family.

Parking is a breeze with off-street space available for up to three vehicles, ensuring that you and your guests will never have to worry about finding a spot.

This delightful home is situated in a quiet location, offering a peaceful retreat while still being conveniently close to local amenities and transport links. If you are looking for a well-appointed family home in a desirable area, this property on Washbrook Drive is not to be missed.

Entrance Hall

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

Lounge

10'10 x 15'5 (3.30m x 4.70m)

Upvc double glazed window to front, under stairs storage cupboard and radiator.

Kitchen Area

14'2 x 8'9 (4.32m x 2.67m)

Fitted with Wren wall, base and drawer units, integrated eyelevel double oven and sink unit. There is space for a cooker, dishwasher, washing machine, fridge freezer and wine chiller.

Garden Room

12'10 x 9'0 (3.91m x 2.74m)

Half wall, half Upvc double glazed with vertical radiator and double doors to rear.

First Floor Landing

Upvc double glazed window to side and access to loft.

Bedroom One

8'0 x 12'8 (2.44m x 3.86m)

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

Bedroom Two

7'11 x 10'9 (2.41m x 3.28m)

Upvc double glazed window to rear and radiator.

Bedroom Three

5'9 x 6'2 (1.75m x 1.88m)

Upvc double glazed window to front, storage cupboard and radiator.

Bathroom

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

Externally

To the front there is a large driveway providing off street parking and access to the garage. There is also a lawn area.

To the rear the enclosed garden is mainly laid to lawn with patio area.

Tenure

Freehold

Property Details

Local Authority: Darlington

Council Tax Band: B
Annual Price: £1,940
Conservation Area No
Flood Risk Very low
Floor Area 0 ft 2 / 0 m 2
Plot size 0.09 acres
Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
7 Mbps
Superfast
80 Mbps
Ultrafast
1800 Mbps
Satellite / Fibre TV Availability

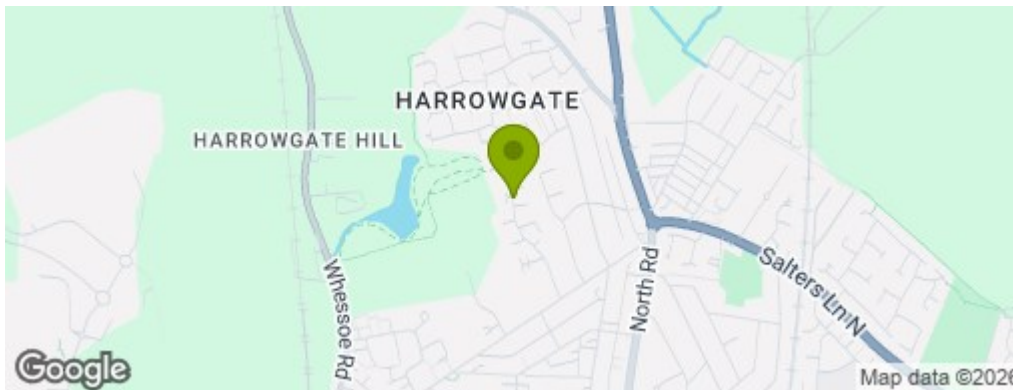
BT
Sky
Virgin

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



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Property Information

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