



Rivergarth

Darlington DL1 3SJ

£250,000





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# Rivergarth

Darlington DL1 3SJ



- Three Bedroom Detached Property
- Garage
- Very Well Presented

- Whinfield Area of Darlington
- Conservatory
- Council Tax Band C

- Off Street Parking
- Close to Shops and Schools
- EPC Rating tbc

Welcome to Rivergarth, Darlington, this delightful three-bedroom detached house offers a perfect blend of comfort and style. Upon entering, you are greeted by two spacious reception rooms, ideal for both relaxation and entertaining guests. The well-appointed kitchen provides a functional space for culinary pursuits, while the conservatory invites natural light and offers a serene spot to enjoy the garden views.

The property boasts three bedrooms, providing ample space for family or guests. With two modern bathrooms, morning routines are made easy and convenient. The wrap-around garden to the rear is a true highlight, offering a private outdoor sanctuary perfect for summer gatherings or quiet evenings under the stars.

For those with vehicles, off-street parking and a garage ensure that convenience is at your fingertips. This home is not just a place to live; it is a lifestyle choice, combining the tranquillity of suburban living with the practicality of modern amenities.

With its appealing features and prime location, situated close to all amenities, this property is an excellent opportunity for families or individuals seeking a welcoming home in Darlington. Do not miss the chance to make this charming house your own.

## Entrance Hall

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

## Lounge

17 x 12'3 (5.18m x 3.73m)

Upvc double glazed window to front with additional full height window to side, facing onto the front entrance porch. Spotlights and coving to ceiling and two radiators.

## Dining Room

14'8 x 7'9 (4.47m x 2.36m)

With under stairs storage cupboard, open aspect to kitchen and double doors to conservatory, coving to ceiling and radiator.

## Kitchen

11'6 x 7'2 (3.51m x 2.18m)

Upvc double glazed window to rear, fitted wall, base and drawer units with contrasting granite worktops and splashbacks. Electric hob and oven with extractor over, inset sink with mixer tap, integrated dishwasher and fridge. Tiled floor and Upvc door to side.

## Conservatory

13'2 x 11'1 (4.01m x 3.38m)

Half wall, half timber frame with French doors to rear and apex glazed roof.

## First Floor Landing

### Bedroom One

13'5 x 11'8 (4.09m x 3.56m)

Two Upvc double glazed windows to rear, fitted wardrobes, airing cupboards and radiator.

### En-Suite

Upvc double glazed window to side, walk in shower cubicle, wash hand basin in vanity, low level w.c and heated towel rail.

### Bedroom Two

11'6 x 8'7 (3.51m x 2.62m)

Upvc double glazed window to front and radiator.

### Bedroom Three

13'11 x 6'8 (4.24m x 2.03m)

Upvc double glazed window to front, coving to ceiling and radiator.

## Bathroom

Upvc double glazed obscure window to side, panelled bath with central mixer tap and spray, wall mounted wash hand basin, low level w.c and heated towel rail with part tiled walls.

## Externally

To the front is mainly laid to lawn with off street parking, gated access to the rear garden and access to the garage.

To the rear is a wraparound style enclosed garden which is mainly laid to lawn with patio area and rear access to the garage.

## Tenure

Freehold

## Property Details

Local Authority: Darlington

Council Tax Band: C

Annual Price: £2,217

Conservation Area No  
Flood Risk Very low  
Floor Area 0 ft 2 / 0 m 2  
Plot size 0.08 acres  
Mobile coverage

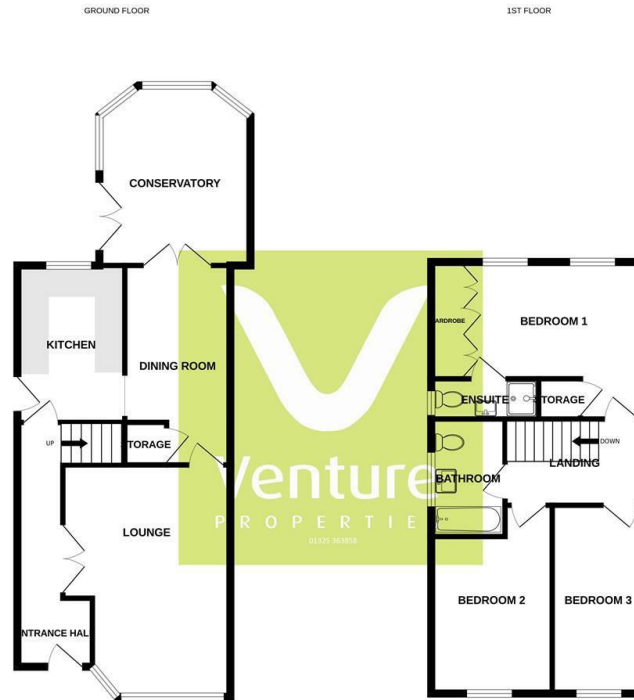
EE  
Vodafone  
Three  
O2  
Broadband

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

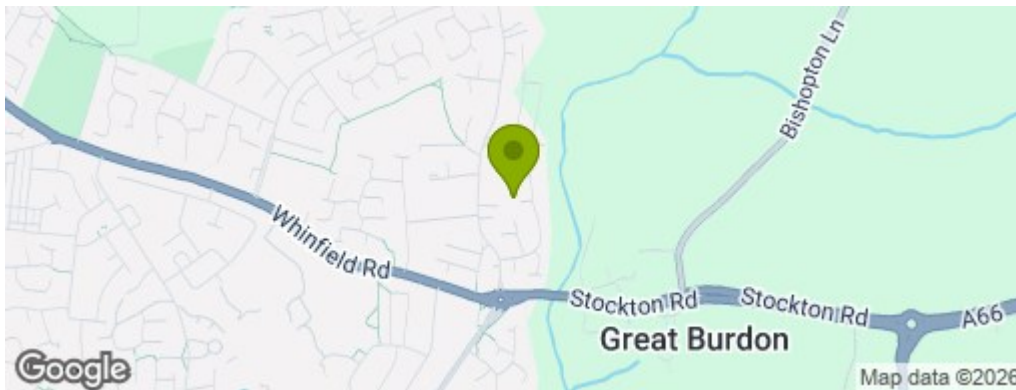
BT  
Sky  
Virgin

## Note

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of levels, sections, fixtures and any other items are approximate and the responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used in 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. Made with Metreplan 02024



## Property Information

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