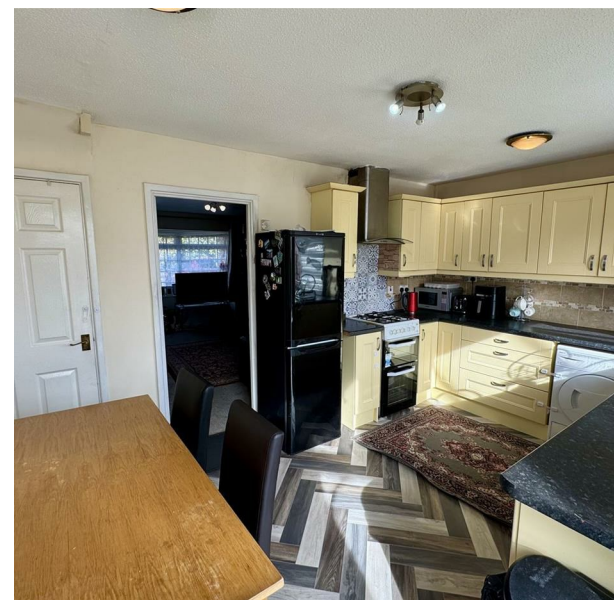


Telford Drive, Darlington, DL1 1HA
Offers in the region of £130,000

estates⁴
'The Art of Property'



Telford Drive, Darlington, DL1 1HA

Offers in the region of £130,000

Council Tax Band: A

Located on a peaceful cul-de-sac in the ever-popular Eastbourne area of Darlington, this end-link house presents an excellent opportunity for first-time buyers, families and investors. The property boasts three well-proportioned bedrooms, providing ample space for comfortable living. The good size reception room to the front is great for entertaining guests, leading to the kitchen/diner, that leads directly to the sunroom and garden, making it ideal for alfresco dining and summer barbecues.

One of the standout features of this home is the cleverly converted garage, now a fantastic games room with fitted bar, which adds versatility to the living space. This room can serve as a play room for children, an office, or a leisure space for family gatherings.

The home benefits from double glazing and gas central heating via a Vaillant 'Combi' boiler.

Situated close to Darlington train station & the town centre, this property benefits from not only excellent transport links, but easy reach to a host of shops and amenities.

Ground floor

Entrance vestibule with stairs to the first floor. Excellent size lounge with bay window to the front elevation flooding the room with natural light. Kitchen/diner with space for a table and chairs and a fitted kitchen providing a range of units, and cooker point with extractor. The kitchen houses the 'Combi' boiler along with an open archway to a sunroom which features wooden double glazed windows and doors.

First floor

Window to the side elevation allowing natural light and hatch allowing loft access. Three bedrooms, two doubles with fitted wardrobes, a single bedroom and a bathroom with white suite.

Externally

Gardens to front and rear, the rear garden having been paved considered relatively low maintenance. The garage has previously been converted into a fantastic games room

with fitted bar.

Please note:

Council tax Band - A

Tenure - Freehold

EPC Rating: D

Total sq ft to be considered guide only.

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Disclaimer:

These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. They do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations, or any type of appliances which may be included.

Principal elevation

Entrance Vestibule

Lounge

11'5" max x 15'5" plus bay (3.50 max x 4.71 plus bay)

Dining Kitchen

14'9" x 9'1" (4.51 x 2.79)

Sun Room

11'7" x 5'10" max (3.55 x 1.80 max)

First Floor landing

Principal Bedroom

8'5" x 11'3" (2.57 x 3.45)

Second Bedroom

8'5" x 13'6" (2.57 x 4.12)

Third Bedroom

6'0" x 10'5" max (narrowing to 7'7") (1.84 x 3.19 max (narrowing to 2.32))

Bathroom

6'0" x 5'6" (1.83 x 1.70)

Rear Garden

Garage/Games Room

10'2" x 16'8" (3.12 x 5.10)

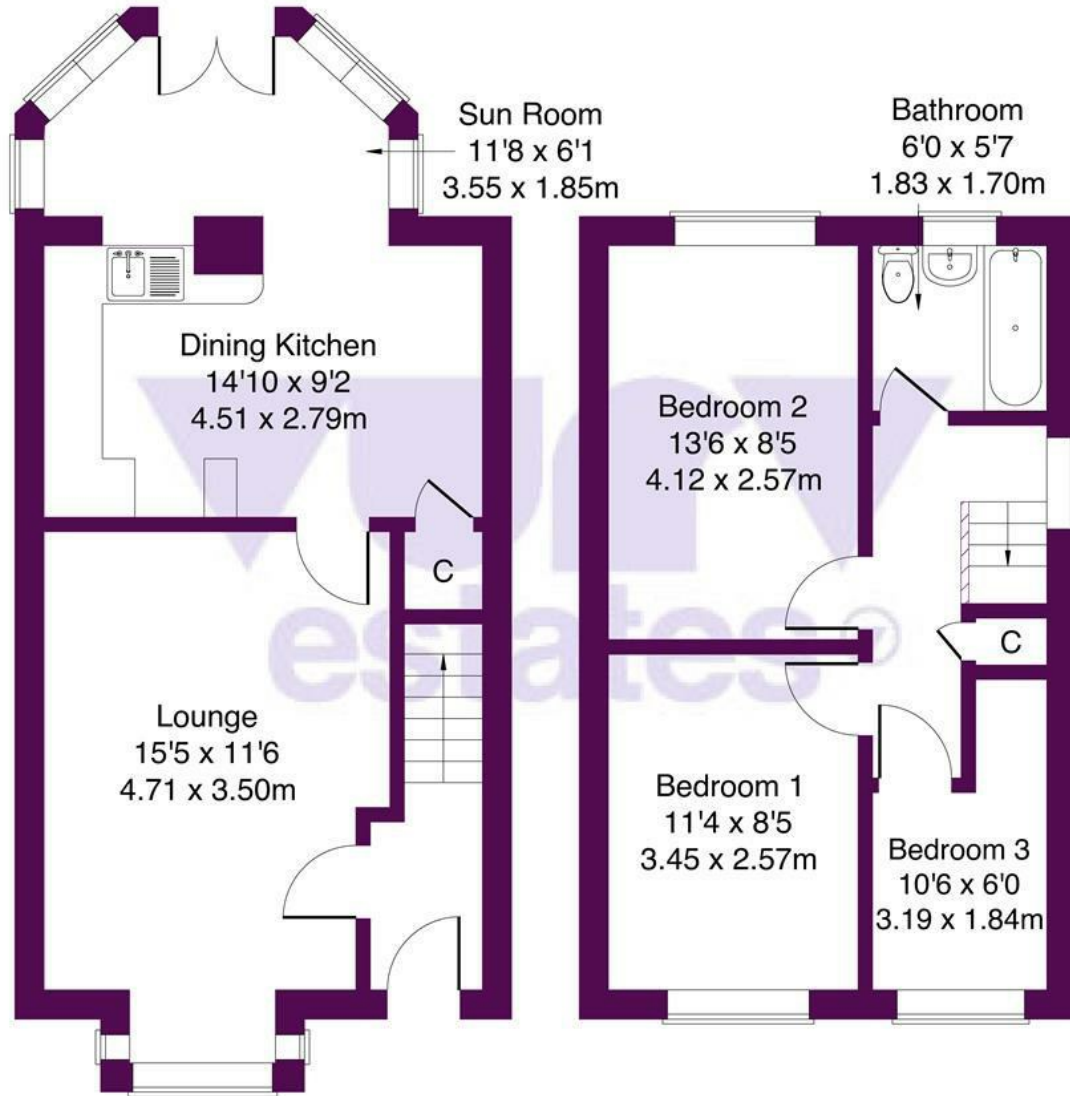
Lean to storage shed

4'11" x 16'8" (1.52 x 5.10)



Telford Drive

Approximate Gross Internal Area: (829 sq ft - 77 sq m.)



Ground Floor

First Floor

Not to Scale. Produced by The Plan Portal 2025
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		62	83
England & Wales		EU Directive 2002/91/EC	