



Calder Avenue

Darlington DL2 2BY

Offers Over £120,000





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- Two Bedroom Semi-Detached Property
- Garden to Rear
- Very Well Presented Throughout

- South Park Location of Darlington
- Council Tax Band B

- Off Street Parking
- Epc Rating C

Calder Avenue, Darlington, this delightful semi-detached house offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and light, creating a homely feel throughout.

The property has a well-appointed bathroom, ensuring all your daily needs are met with ease. The kitchen provides a functional space for culinary endeavours and dining.

The eye pleasing rear garden offers a private outdoor space for gardening, play, or simply enjoying the fresh air. Additionally, off-street parking to the front of the property for one vehicle adds to the convenience, making it easy to come and go without the hassle of searching for a parking spot.

Located in the South Park area of Darlington, whilst within close proximity to the town centre and travel/transport links, residents can enjoy the beauty of nature and the recreational opportunities it provides. This property is not just a house; it is a place where memories can be made and cherished.

In summary, this semi-detached house on Calder Avenue presents an excellent opportunity for those looking to settle in a friendly neighbourhood with access to local amenities and green spaces. Do not miss the chance to make this lovely property your new home.

Entrance Porch

Composite door to front and access to ground floor cloaks. Kamdean flooring.

Ground Floor Cloaks

w.c, wash hand basin and radiator.

Lounge

10'08 x 12'10 (3.25m x 3.91m)

Upvc double glazed window to front, staircase to first floor, Kamdean flooring, radiator and open access to kitchen.

Kitchen/Diner

14'03 x 9'03 (4.34m x 2.82m)

Upvc double glazed window and door to rear, fitted with medium beech wall, base and floor units and contrasting worktops. Stainless steel sink with mixer tap, four ring gas hob with oven and extractor over. Space for a washing machine, tumble dryer and fridge freezer. To the dining area there is ample space for a table and chairs. Kamdean flooring, part tiled walls, radiator and concealed boiler.

First Floor Landing

With Upvc double glazed window to side.

Bedroom One

14'04 x 11'00 (4.37m x 3.35m)

Upvc double glazed window to rear and radiator. Storage cupboard and access to loft.

Bedroom Two

11'06 x 6'06 (3.51m x 1.98m)

Upvc double glazed window to front and radiator.

Bathroom

Upvc double glazed obscure window to front, fitted panelled bath with mixer tap, shower over and screen. W.c, wash hand basin and radiator. Part tiled walls and vinyl flooring.

Externally

To the front there is off street parking for one vehicle and gated access to the rear. To the rear there is an eye pleasing garden with paved patio area, slate pebbled feature areas, raised decking and beds. Shed and outdoor tap.

Tenure

Freehold

Property Details

Local Authority: Darlington

Council Tax Band: B

Annual Price: £1,845

Conservation Area No

Flood Risk Very low

Floor Area 0 ft 2 / 0 m 2

Plot size 0.03 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

4 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

BT

Sky

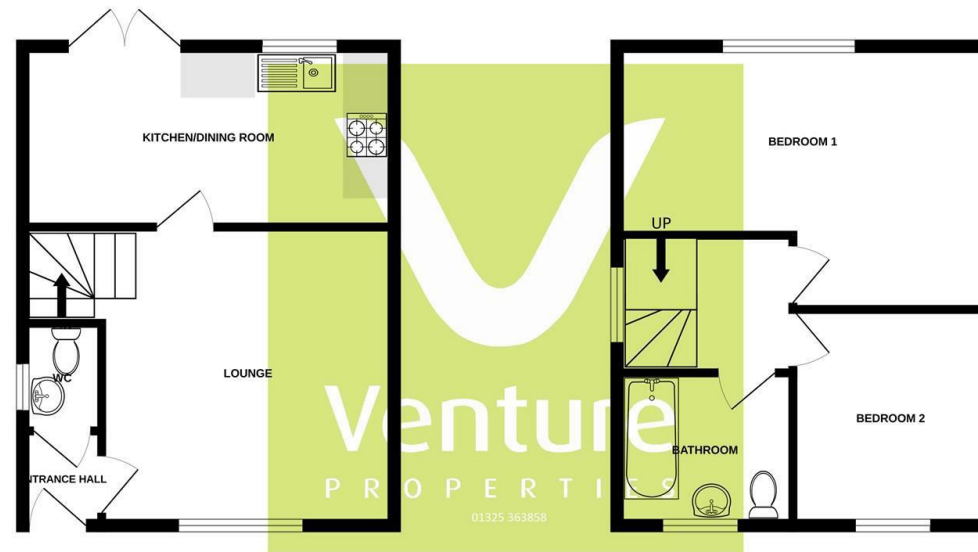
Virgin

Note

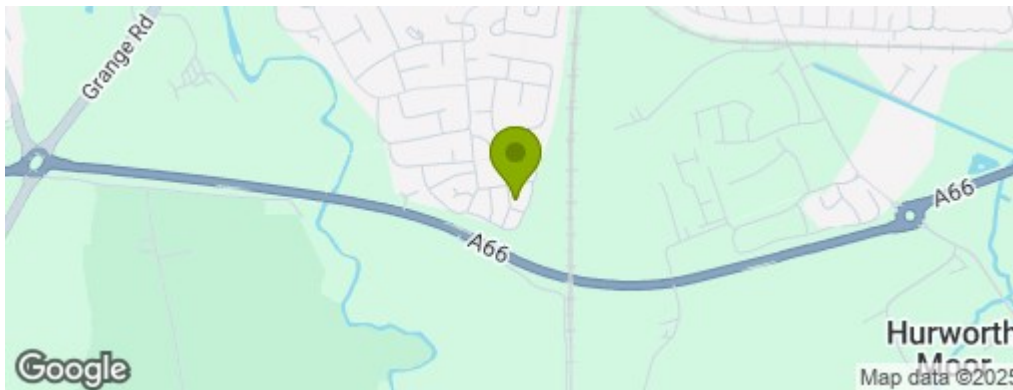
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GROUND FLOOR

1ST FLOOR



Whilst 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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