



1 Melrose Avenue

, Darlington, DL3 0AB

Offers in excess of £170,000

A well proportioned Three Bedroom Semi Detached home located in the ever-popular 'Harrowgate Hill' Area of Darlington, set on a generous corner plot. This property is particularly well suited to anyone looking for more outside space as the property has driveway and the possibility of creating more off-street parking due to the angled corner plot. Comes with a Garage and low maintenance gardens to front and rear.

Internally, the property is equally impressive. Briefly comprising; Entrance Hall with ample built-in storage, and open plan Lounge & Dining Room, Kitchen. To the First Floor there is Three good sized Bedrooms, a Shower room and a separate WC. The property is neutral and modern, having been re-decorated and having new floor coverings added throughout. Property is being sold with NO CHAIN and is Ideal for First Time Buyers and Young Families alike.

- EPC RATING 'D'
- GAS CENTRAL HEATING COURTESY OF A 'WORCESTER - GREENSTAR' COMBI BOILER - THE PROEPRTY HAS ALSO HAD RECENTLY INSTALLED NEW RADIATORS THROUGHOUT
- FULL UPVC DOUBLE GLAZING THROUGHOUT
- AMPLE STORAGE WITHIN THE PROPERTY WITH A WALK IN DOWNSTAIRS CUPBOARD FROM THE HALLWAY AND A DOUBLE DOOR STORAGE CUPBOARD ON THE LANDING
- A DETACHED SINGLE GARAGE TO THE REAR WITH A FULL ELECTRICAL SUPPLY.
- LOW MAINTENANCE GARDEN TO BOTH FRONT AND REAR
- LOCATED ON AN ATTRACTIVE TREE LINED ROAD
- LOCATED CLOSE TO THE LONGFIELD ACADEMY & THE HARROWGATE HILL PRIMARY
- IDEALLY POSITIONED FOR ACCESS TO THE A1M AND ALSO THE A66.

Viewing

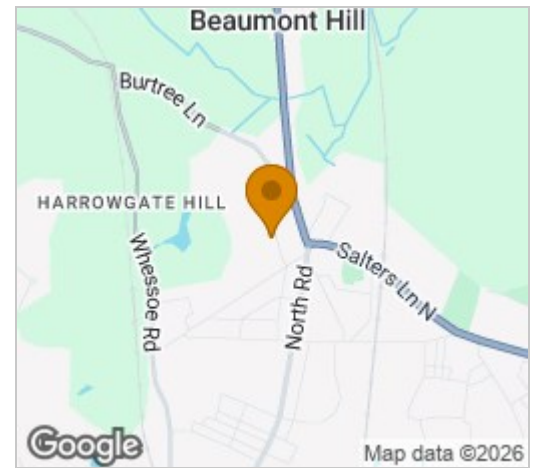
Please contact our Progression Property Office on 01642 063352 if you wish to arrange a viewing appointment for this property or require further information.



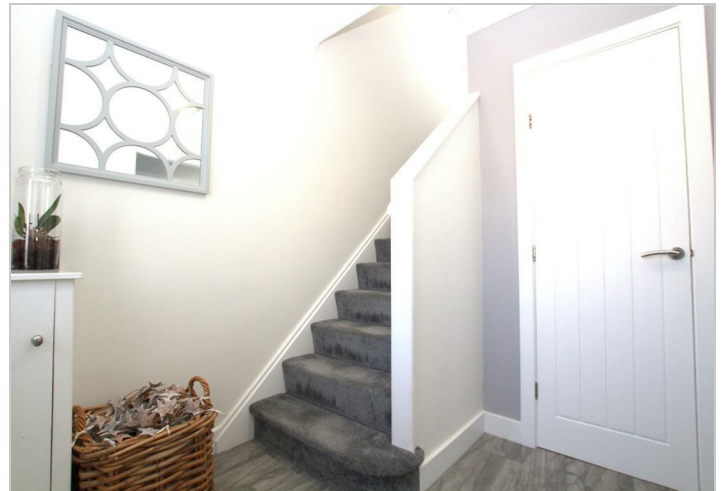
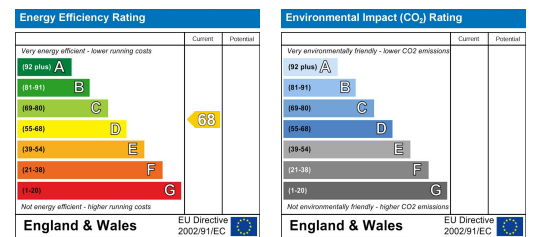
Floor Plan



Area Map



Energy Efficiency Graph



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329 Linthorpe Road, Middlesbrough, TS5 6AA

Tel: 01642 063352 Email: info@progression-lettings.co.uk <https://www.progression-property.co.uk>