



1 Melrose Avenue

, Darlington, DL3 0AB

Offers in the region of £178,000

A WELL PROPORTIONED THREE BEDROOM SEMI DETACHED PROPERTY LOCATED IN THE EVER POPULAR 'HARROWGATE HILL' AREA OF DARLINGTON WHICH IS SET ON A GENEROUSLY SIZED CORNER PLOT.

THIS PROPERTY IS PARTICULARLY SUITABLE FOR ANYONE WISHING TO HAVE MORE OUTSIDE SPACE INCLUDING PARKING AS THIS PROPERTY HAS A DRIVEWAY, THE POTENTIAL FOR CREATION OF MORE OFF STREET PARKING DUE TO THE ANGLED CORNER PLOT, A GARAGE AS WELL AS THE LOW MAINTENANCE GARDENS TO BOTH FRONT AND REAR.

INTERNALLY THE PROPERTY IS EQUALLY AS IMPRESSIVE WITH ACCCOMMODATION INCLUDING AN ENTRANCE HALL WITH AMPLE BUILT IN STORAGE, AN OPEN PLAN LOUNGE AND DINING ROOM, AND A KITCHEN TO THE GROUND FLOOR WHILST TO THE FIRST FLOOR ARE THREE WELL SIZED BEDROOMS, A SHOWER ROOM AND A SEPARATE W.C. THE PROPERTY IS PRESENTED IN A NEUTRAL AND MODERN STYLE THROUGHOUT HAVING RECENTLY BEEN RE-DECORATED AND THE INTRODUCTION OF NEW FLOOR COVERINGS THROUGHOUT.

THE PROPERTY IS BEING SOLD WITH NO ONWARD CHAIN AND IS IDEAL FOR FIRST TIME BUYERS OR YOUNG FAMILIES AMONGST OTHERS.

- 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

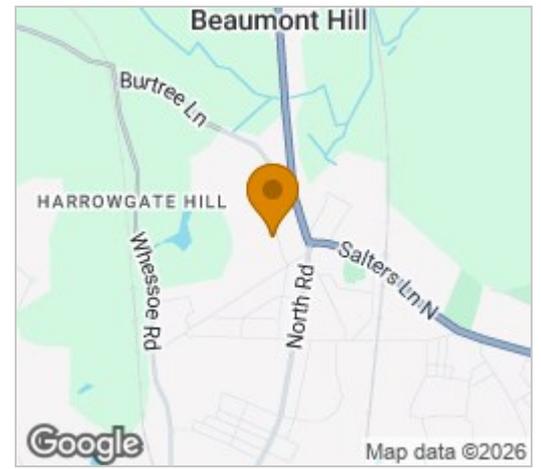
Please contact our Progression Property Office on 01642 063352 if you wish to arrange a viewing appointment for this property or require further information.



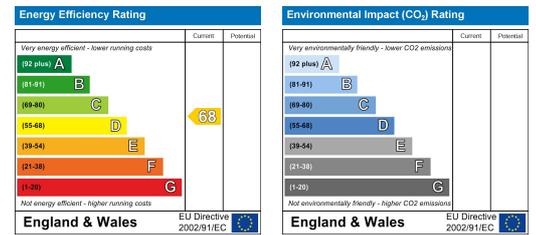
Floor Plan



Area Map



Energy Efficiency Graph



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