



Walter Scott Avenue

Darlington DL2 2RY

£240,000





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Darlington DL2 2RY



- Three Bedroom Detached Property
 - Sought After West Park Area of Darlington
 - Council Tax Band C
- Off Street Parking & Garage
 - Nearby Nature Reserve
 - EPC Rating B
- Enclosed Landscaped Garden to Rear
 - Within Walking Distance to Local Shops and Schools
 - Very Well Presented Throughout

Located on the charming Walter Scott Avenue in Darlington, this delightful three-bedroom detached house offers a perfect blend of comfort and modern living. Upon entering, you are greeted by a spacious reception room that provides an inviting atmosphere for relaxation and entertaining guests.

The heart of the home is the open-plan kitchen diner, which is designed to be both functional and stylish. This area is ideal for family gatherings and casual dining, allowing for seamless interaction while cooking. The kitchen is well-equipped and flows effortlessly into the dining space, making it a wonderful hub for daily life.

This property boasts three generously sized bedrooms, providing ample space for family members or guests. The two bathrooms ensure convenience for all, with modern fixtures and fittings that enhance the overall appeal of the home.

Additional features include a utility room, which offers extra storage and laundry facilities, as well as a downstairs cloakroom for added practicality. The integral garage provides secure parking for one vehicle, while the driveway accommodates up to two vehicles, making it perfect for families with multiple cars.

The beautifully landscaped garden is a standout feature, offering a serene outdoor space for relaxation and recreation. Whether you wish to enjoy a morning coffee or host summer barbecues, this garden is sure to impress.

In summary, this detached house on Walter Scott Avenue is a wonderful opportunity for those seeking a family home in a desirable location. With its modern amenities, spacious layout, and lovely outdoor space, it is a property that truly deserves your attention.

Entrance Hall

Composite door to front, Upvc double glazed window to side, staircase to first floor landing and radiator.

Lounge

12'6 x 9'10 (3.81m x 3.00m)
Upvc double glaze window to front, part panelled feature wall and radiator.

Kitchen / Diner

16'3 x 9 (4.95m x 2.74m)
Upvc double glazed window and French doors to rear. Fitted wall, base and drawer

units, composite sink with mixer tap, four ring gas hob with fixed extractor over and eye level double oven. Integrated fridge freezer and washing machine. Spotlights to ceiling and laminate floor. Open plan to Diner area where there is ample room for a table and chairs. Access to Utility Room.

Utility Room

Composite door to rear, fitted worktop with space for a washing machine and tumble dryer. Wall mounted boiler and laminate flooring.

Ground Floor Cloaks

With low level w.c, wash hand basin and heated towel rail.

First Floor Landing

With access to loft via drop down ladder, storage cupboard and radiator.

Bedroom One

13'3 x 10 (4.04m x 3.05m)
Upvc double glazed window to front, part panelled feature wall, built in wardrobes and radiator.

En-Suite

Upvc double glazed obscure window to rear, shower cubicle, wash hand basin, w.c and radiator with spotlights to ceiling.

Bedroom Two

12'6 x 8'4 (3.81m x 2.54m)
Upvc double glazed window to front and radiator.

Bedroom Three

6'9 x 5'7 (2.06m x 1.70m)
Upvc double glazed window o rear and radiator.

Bathroom

Upvc double glazed obscure window to rear, panelled bath, wash hand basin, lo level w.c and radiator. Part tiled walls.

Externally

To the front there is a low maintenance lawn area, block paved drive providing off street parking and access to the garage. There is also gated access to the rear. The generous enclosed garden to the rear is mainly laid to lawn with patio area and raised composite decking.

Tenure

Freehold

Property Details

Local Authority: Darlington
Council Tax Band:
Conservation Area No
Flood Risk Very low
Floor Areav871 ft 2 / 81 m 2
Plot size 0.06 acres
Mobile coverage

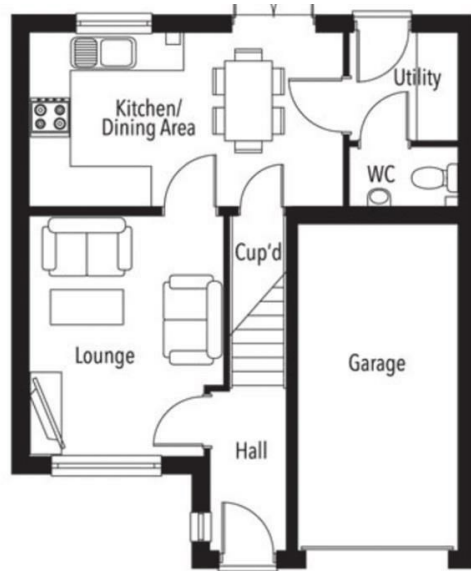
EE
Vodafone
Three
O2
Broadband

Basic
7 Mbps
Superfast
42 Mbps
Ultrafast
1800 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

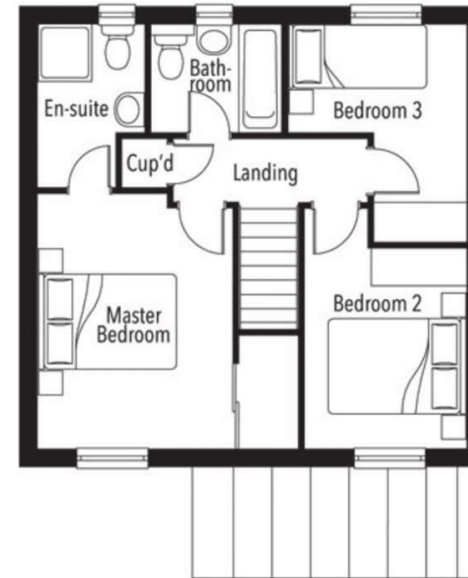
Note

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.



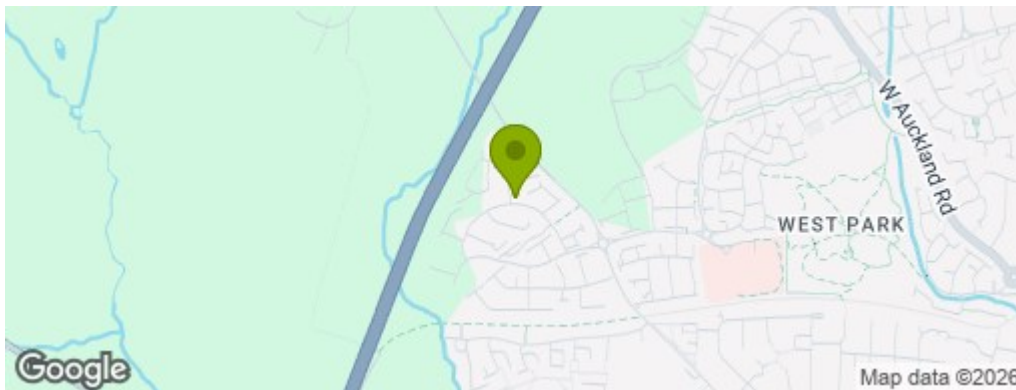
Ground Floor

Lounge	(3.80m* x 3.00m* (12' 6" x 9' 10"))
Kitchen/Dining Area	(4.95m x 2.75m (16' 3" x 9' 0"))
Utility	(1.70m x 1.66m (5' 7" x 5' 5"))



First Floor

Master Bedroom	(4.05m* x 3.06m* (13' 3" x 10' 0"))
En-Suite	(2.56m* x 1.66m* (8' 5" x 5' 5"))
Bedroom 2	(3.81m* x 2.55m (12' 6" x 8' 4"))
Bedroom 3	(3.42m* x 2.80m* (11' 3" x 9' 2"))
Bathroom	(2.06m x 1.70m (6' 9" x 5' 7"))



Property Information

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