



Swaledale Avenue

Darlington DL3 9AR

Offers Over £240,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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Swaledale Avenue

Darlington DL3 9AR



- Three Bedroom Semi-Detached Property
- Gardens to Front and Rear
- EPC Rating D

- Popular West End Location of Darlington
- Close to Amenities and Schools
- Ideal Family Home

- Garage and Off Street Parking
- Council Tax Band C
- Easy Access to Cockerton Village

Welcome to Swaledale Avenue in Darlington, this delightful semi-detached house presents an ideal opportunity for families seeking a comfortable and spacious home. Boasting three well-proportioned bedrooms, this property is designed to accommodate the needs of modern family life.

Upon entering, you will find two inviting reception rooms that offer ample space for relaxation and entertaining. The layout is both practical and welcoming.

One of the desired features of this delightful property is the off-street parking, along with a garage. Providing additional storage or potential for a workshop, which only adds to the property's appeal.

The location is particularly advantageous, as it is situated close to local shops and schools, making daily errands and school runs a breeze. The surrounding neighbourhood is friendly and inviting, perfect for families looking to settle down in a community-oriented environment.

In summary, this three-bedroom semi-detached house on Swaledale Avenue is a spacious and practical choice for families. With its convenient location, ample parking, and comfortable living spaces, it truly represents an ideal family home. Do not miss the opportunity to make this lovely property your own.

Entrance Hall

Lounge

10'11 x 13'2 (3.33m x 4.01m)

Dining Room

12' x 12' (3.66m x 3.66m)

Kitchen

11'2 x 8'8 (3.40m x 2.64m)

First Floor Landing

Bedroom One

11'11 x 12'1 (3.63m x 3.68m)

Bedroom Two

11' x 12'1 (3.35m x 3.68m)

Bedroom Three

7'4 x 8'7 (2.24m x 2.62m)

Bathroom

Externally

To the rear is a single detached garage.

Garage

Tenure

Freehold

Property Details

Local Authority: Darlington

Council Tax Band: C

Annual Price: £2,217

Conservation Area No

Flood Risk Very low

Floor Area 1,108 ft 2 / 103 m 2

Plot size 0.05 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

6 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability

BT

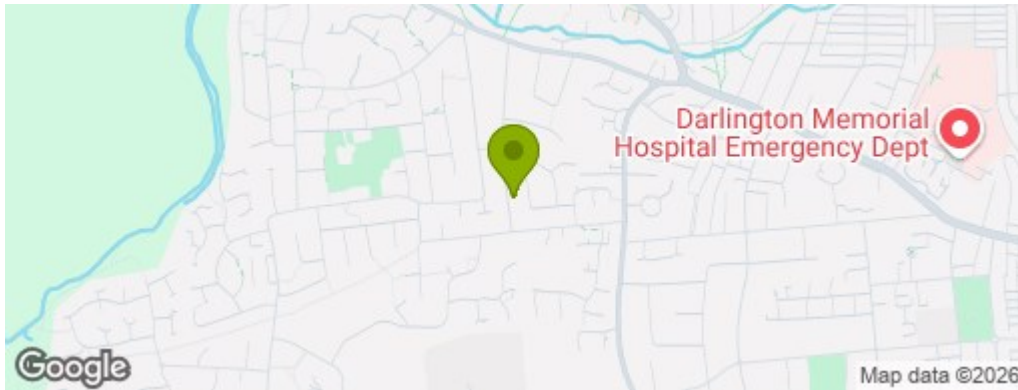
Sky

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.

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