



**Fotheringhay Drive**

Darlington DL1 3QR

**Offers Over £130,000**





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# Fotheringhay Drive

## Darlington DL1 3QR



- Two Bedroom Modern Semi Detached House
- Enclosed Garden To Rear
- Must Be Seen Internally

- Modern Interior With Kitchen And Bathroom Suites
- No Onward Chain
- Council Tax Band A

- Excellent Off Street Parking For Multiple Vehicles
- Whinfield Location Close To Amenities
- EPC Grade TBC

Nestled in the desirable Whinfield area of Darlington, this charming modern semi-detached house on Fotheringhay Drive presents an excellent opportunity for both first-time buyers and those seeking a comfortable home. The property boasts two well-proportioned bedrooms, making it ideal for small families or couples.

Upon entering, you will find a welcoming reception room that offers a perfect space for relaxation and entertaining. The modern kitchen is equipped with contemporary fittings, ensuring a delightful cooking experience, while the bathroom suite has been tastefully designed to meet today's standards.

One of the standout features of this property is the excellent off-street parking available at the front, accommodating multiple vehicles with ease. The rear garden provides a lovely outdoor space, perfect for enjoying the fresh air or hosting gatherings with friends and family.

Conveniently located, this home is close to local amenities, making daily errands a breeze. Additionally, the property offers excellent commuting options, allowing for easy access to both town and countryside. With no onward chain, this home is ready for you to move in and make it your own.

This delightful semi-detached house is a must-see, and we invite you to view it internally to fully appreciate its charm and potential.

### Entrance Hall

With front door and stairs to the first floor.

### Lounge/Dining Room

19'4" x 12'0" (5.89m x 3.65m)

This bright and spacious lounge/dining room offers a comfortable area for relaxing and entertaining. Large windows let in plenty of natural light, complementing the neutral walls and soft carpet underfoot. The room flows seamlessly into the kitchen, creating an inviting space for family life.

### Kitchen

12'0" x 8'2" (3.65m x 2.50m)

The kitchen is well-proportioned with ample workspace and a window overlooking the garden, allowing for natural light. Its practical layout provides easy access to the lounge/dining room, making it ideal for everyday living and meal preparation.

### First Floor

Landing area with window to side elevation.

### Bedroom 1

13'0" x 12'0" (3.95m x 3.65m)

This generous main bedroom features two windows that brighten the space and light carpet flooring. Neutral walls provide a calm backdrop, while ample room allows for various furniture arrangements to suit your needs.

### Bedroom 2

11'0" x 7'3" (3.36m x 2.21m)

A well-sized second bedroom offering a cosy space with a window that invites daylight. The room is carpeted in a dark shade, contrasting with the pale walls, making it a versatile space for use as a bedroom or home office.

### Bathroom

11'0" x 4'9" (3.36m x 1.44m)

The bathroom is fitted with a traditional three-piece suite including a bath with a shower curtain, basin with vanity storage underneath, and a toilet. The walls feature a stylish, light grey marble-effect finish, enhancing the fresh and clean atmosphere of the room.

### Rear Garden

To the rear, the garden offers a paved patio area leading up to a lawn bordered by wooden fencing, providing a private outdoor space ideal for relaxation or gardening. The garden is well enclosed and includes a small shed for storage.

### Front Exterior

The front exterior showcases a neat frontage with a driveway providing off-street parking alongside a gravelled area. The property benefits from straightforward access and a tidy, low-maintenance frontage.

### Property Information

Tenure  
Freehold

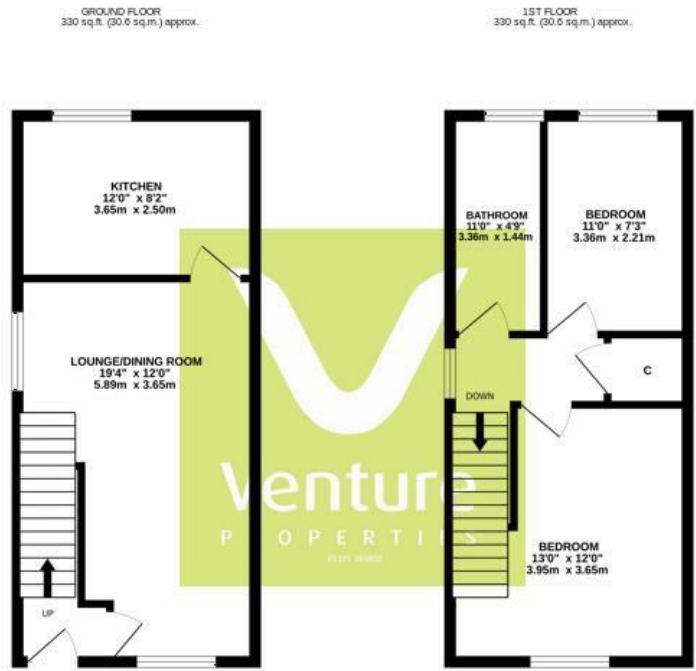
Local Authority Darlington

Council Tax Band: A  
Annual Price: £1,663  
Conservation Area No  
Flood Risk Very low  
Floor Area 0 ft 2 / 0 m 2  
Plot size 0.04 acres  
Mobile coverage  
EE  
Vodafone  
Three  
O2  
Broadband  
Basic  
2 Mbps  
Superfast  
78 Mbps  
Ultrafast  
1800 Mbps  
Satellite / Fibre TV Availability

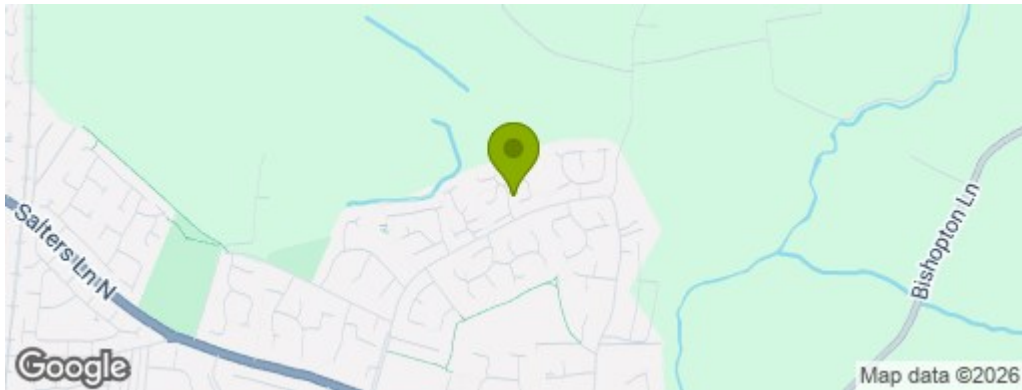
BT  
Sky  
Virgin

### Note

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TOTAL FLOOR AREA: 659 sq.ft. (61.2 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their quantity or efficiency can be given.  
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## Property Information

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