Ann Cordey
ESTATE AGENTS

123 Fulthorpe Avenue, Darlington, County Durham, DL3 9XJ

Offers In The Region Of £270,000

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A much improved and well planned, extended FOUR BEDROOMED semi-detached residence situated in the popular Mowden development within Darlington's West End.

The property offers spacious and versatile accommodation boasting large lounge, diner/garden room, ground floor shower room and separate/WC. The kitchen is a good size and fitted galley style with integrated appliances.

To the first floor there are four bedrooms, two double bedrooms and two generous single rooms, all of which are serviced by a refurbished modern bathroom with shower bath and mains fed shower.

Externally a large driveway allows for off street parking to the front for up to three cars, this is in addition to a single garage which has up and over door and a convenient internal door for access into the property. The rear garden has been designed for ease of maintenance, being paved with well stocked borders and a raised flower bed to add colour and interest.

The location is ideal for the well regarded schools of the area, local independent shops, co-op supermarket and a post office are on hand, along with two pub/restaurants being within walking distance. There are also regular bus services and excellent transport links to the A1M, A66 and A68.

The property has been refurbished and upgraded to include internal doors and decor, double glazing replaced in October 2021. A Worcester Bosch boiler and heating system installed in April 2021 with rewire also and the ground floor cloaks and bathroom have both been refitted. being ready to move into, the property will make a wonderful family home and viewing is highly recommended.

TENURE: FREEHOLD
COUNCIL TAX : C

ENTRANCE PORCH
A great addition to any family home, a UPVC entrance door opens into the porch which has plenty of space for coats and shoes, with a door opening into the reception hallway.

RECEPTION HALLWAY
With staircase to the first floor, access to the lounge and a personal door opening into the garage.

LOUNGE & DINING
24'5" x 16'11" (7.46 x 5.18)
A spacious family room, being L shaped, and having a large picture window to the front aspect. There is access to the kitchen and having french doors through to the garden room. There is also access to a convenient ground floor cloaks/wc.

CLOAKS/WC
Fitted with a modern white suite to include WC and handbasin within a vanity storage unit.

GARDEN ROOM
13'1" x 9'10" (4.01 x 3.01)
A second reception room, offering versatile use as a dining room, garden room or home office. There is access to a ground floor shower from this room.

KITCHEN
20'10" x 7'2" (6.36 x 2.20)
Fitted galley style with a range of beech effect cabinets which are complimented by granite style worksurfaces with textured sink. The integrated appliances include a Bosch electric oven and electric hob with extractor hood. The kitchen has been finished with tiled surrounds and in addition there is plumbing for an automatic washing machine.

There is a upvc door and window to the rear aspect.

FIRST FLOOR

LANDING

BEDROOM ONE
12'4" x 8'11" (3.78 x 2.72)
A generous master bedroom, having a UPVC window to the rear aspect.

BEDROOM TWO
12'1" x 9'11" (3.70 x 3.04)
A further, double bedroom, this time overlooking the front aspect.

BEDROOM THREE
11'8" x 8'4" (3.57 x 2.56)
Within the extended area of the property, the third bedroom is a generous single and overlooks the front aspect.

BEDROOM FOUR
8'4" x 7'8" (2.56 x 2.36)
A larger than average single bedroom, again over looking the front aspect.

BATHROOM/WC
Upgraded and refitted with a modern suite. Comprising of a P shape shower bath, having a mains fed shower, low level WC and a basin positioned within a vanity storage cupboard. The room has been finished with stylish UPVC wall cladding and has window to the rear aspect.

EXTERNALLY
The property sits in gardens to the front and rear. The front being open plan and entirely block paved driveway allowing for off street parking for three vehicles. This is in addition to a single GARAGE (measuring 5.22 metres by 2.75 metres) and has an up and over door, light and power. The central heating boiler is also situated here.

There is access to the side of the property through timber gates to the rear garden. The rear garden is of a good size and is not directly over looked, having open space to the rear. The garden is designed for ease of maintenance being paved with established shrubs and fruit trees to the borders. A raised garden bed is to the centre adding colour and interest. In addition there is a useful timber storage shed, security light and convenient water tap.

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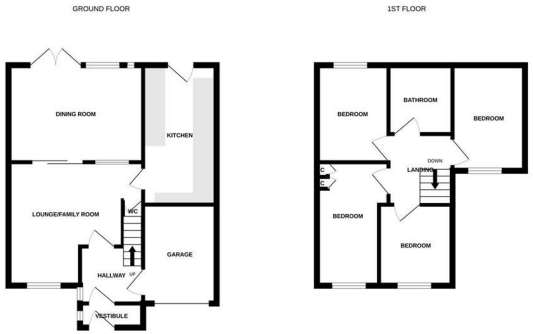

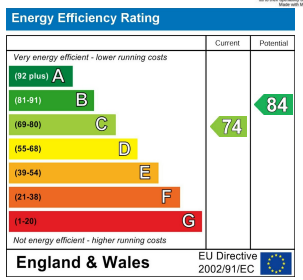

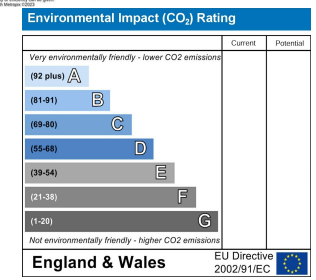

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The Property Ombudsman

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