



Mulberry Avenue

Darlington DL1 3AY

Offers Over £250,000





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.

Mulberry Avenue

Darlington DL1 3AY



- Four Bedroom Detached Property
- Very Well Presented Throughout
- Epc Rating B

- Garage & Off Street Parking
- Ideal Family Home
- Council Tax Band E

- Harrowgate Hill Area of Darlington
- Close to All Amenities
- Triple Glazed Throughout

In the desirable Harrowgate Hill area of Darlington, this splendid detached house on Mulberry Avenue offers a perfect blend of comfort and style. With four generously sized bedrooms, this property is ideal for families seeking ample living space. The well-appointed reception room provides a welcoming atmosphere, perfect for both relaxation and entertaining guests.

The house boasts two modern bathrooms, ensuring convenience for all residents. The property is very well presented throughout, showcasing tasteful decor and quality finishes that enhance its appeal. The gardens to the front and rear offer delightful outdoor spaces for gardening enthusiasts or those who simply wish to enjoy the fresh air.

Additionally, the property features a garage and a driveway, providing secure parking and extra storage options. This home is not only a beautiful place to live but also a practical choice for those looking for a well-rounded family residence in a sought-after location. With its combination of space, style, and convenience, this property is sure to attract interest from discerning buyers.

Entrance Hall

Door to front, staircase to first floor landing with storage cupboard under and radiator.

Lounge

14'2 x 11'10 (4.32m x 3.61m)

Upvc triple glazed window to front, coving to ceiling and radiator.

Kitchen/Dining Room

18'8 x 11'0 (5.69m x 3.35m)

Upvc triple glazed window and French doors to rear, fitted with wall, base and drawer units including deep pan drawers and contrasting wooden worktops. Plinth and under cupboard spotlights. Composite sink with mixer tap, integrated electric hob with extractor over and eye level oven. Vinyl flooring and plenty of space for a dining table and chairs.

Utility Room

5'8 x 4'2 (1.73m x 1.27m)

Fitted wall and base units with contrasting wood worktops.

Ground Floor Cloaks

Low level w.c, wash hand basin and radiator.

First Floor Landing

Bedroom One

11'10 x 10'10 (3.61m x 3.30m)

Upvc triple glazed window to front, coving to ceiling, radiator and access to en-suite shower room.

En-Suite Shower Room

Walk in shower cubicle, wall mounted wash hand basin and low level w.c. Heated towel rail.

Bedroom Two

11'6 x 9'2 (3.51m x 2.79m)

Upvc triple glazed window to rear, coving to ceiling and radiator.

Bedroom Three

10'10 x 9'2 (3.30m x 2.79m)

Upvc triple glazed window to rear, coving to ceiling and radiator.

Bedroom Four

7'8 x 7'2 (2.34m x 2.18m)

Upvc triple glazed window to front, coving to ceiling and radiator.

Bathroom

With fitted panelled bath, low level w.c and wall mounted wash hand basin. Coving to ceiling and tiled bath surround.

Externally

To the front there is a decorative lawn area, driveway for off street parking and access to the garage. There is also access to the rear of the property.

To the rear is an enclosed garden which is mainly laid to lawn with patio area.

Tenure

Freehold

Property Details

Not currently available.

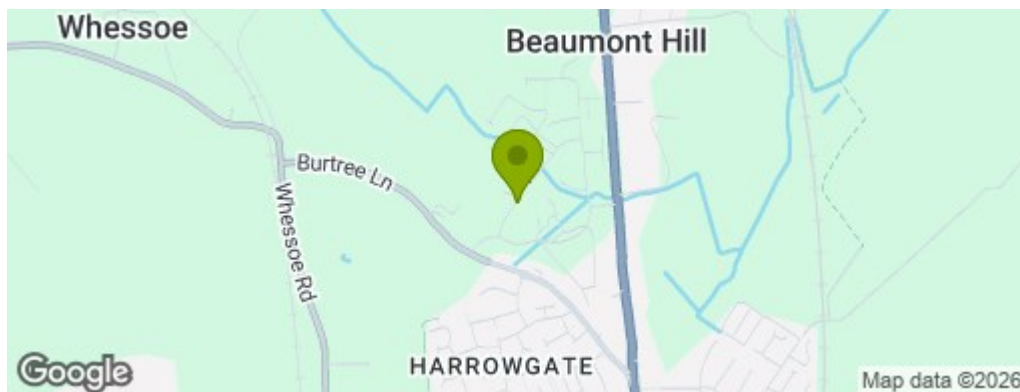
Note

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.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metroplex ©2025



Property Information

01325 363858

45 Duke Street, Darlington, County Durham, DL3 7SD
sales@venturepropertiesuk.com