



**Ravensdale Road**

Darlington DL3 8EA

**Offers Over £210,000**





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# Ravensdale Road

## Darlington DL3 8EA



- Two Bedroom Semi Detached Property
- Close to Town Centre
- EPC Rating D

- Sought After West End Area of Darlington
- Generous Garden to Rear
- No Onward Chain

- Two Reception Rooms
- Council Tax Band C

Well positioned in the desirable West End of Darlington, this charming two-bedroom semi-detached house offers a perfect blend of comfort and convenience. Located on Ravensdale Road, the property is just a short stroll from the bustling town centre, making it an ideal choice for those who appreciate easy access to local amenities.

Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and entertaining. The ground floor features a practical wet room and a separate w.c. catering to modern living needs, while the first floor boasts an en-suite bathroom attached to the rear bedroom, ensuring privacy and comfort.

This property is particularly appealing as it comes with no onward chain, allowing for a smooth and straightforward purchase process. Additionally, off-street parking offers valuable convenience, making it easy to accommodate vehicles. There is a brick built shed providing extra storage space.

With its excellent location, well-appointed rooms, and practical features, this semi-detached house is a wonderful opportunity for first-time buyers, small families, or those looking to downsize. Do not miss the chance to make this delightful property your new home.

### Entrance Hall

Door to front and Kamdean flooring.

### Lounge

16' x 12'4 (4.88m x 3.76m)

Upvc double glazed bow window to front, fireplace, under stairs storage and radiator.

### Reception Room Two

13'4 x 11'4 (4.06m x 3.45m)

Upvc double glazed window to rear, fireplace.

### Kitchen

16'5 x 7'2 (5.00m x 2.18m)

Upvc double glazed windows to rear and side. White wall, base and drawer units, stainless steel sink with mixer tap, four ring gas hob and double oven. Space for a fridge freezer, dishwasher and washing machine. Concealed boiler.

### Ground Floor Cloaks

w.c and wash hand basin.

### Wet Room

8'5 x 6'2 (2.57m x 1.88m)

Upvc double glazed window to front. Walk in shower with low level screen, wash hand basin in vanity unit.

### Bedroom One

18'7 x 16' (5.66m x 4.88m)

Upvc double glazed windows to front and side.

### W.C.

Low level w.c and wash hand basin.

### Bedroom Two

13'4 x 11'2 (4.06m x 3.40m)

Upvc double glazed window to rear, under eaves and radiator.

### En-Suite

Upvc double glazed obscure window to side. Shower cubicle with waterfall and spray, low w.c, wash hand basin in vanity, heated towel rail and pvc panelled walls.

### Externally

To the front there is off street parking and gated access to rear.

To the rear is a split level garden with both lawn and patio areas. There is also a brick built shed with glazed window.

### Tenure

Freehold

### Property Details

Local Authority: Darlington

Council Tax Band: C

Annual Price: £2,108

Conservation Area No

Flood Risk Very low

Floor Area 1,076 ft 2 / 100 m 2

Plot size 0.05 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

15 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability

BT

Sky

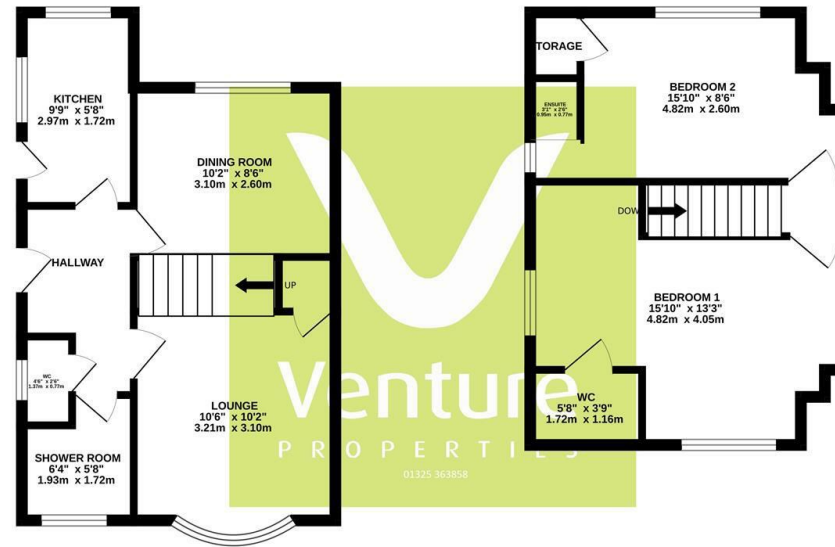
Virgin

### Note

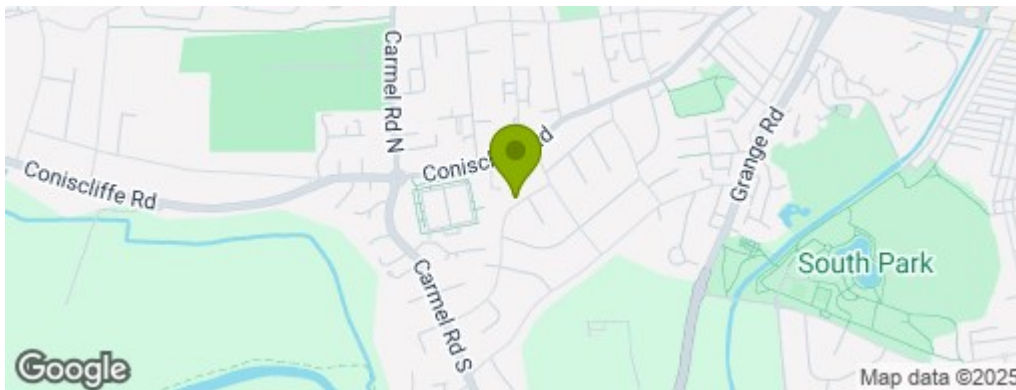
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GROUND FLOOR

1ST FLOOR



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.  
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## Property Information

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