



Rossway

Darlington DL1 3RD

£265,000





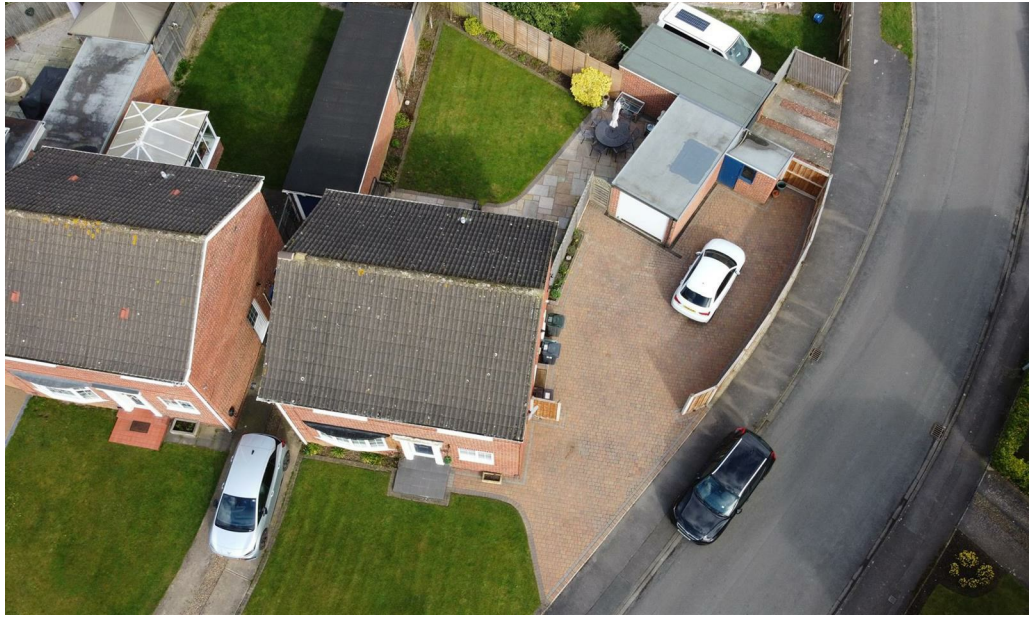
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Rossway

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- Four Bedroom Detached Property
- Generous Off Street Parking
- Close to Shops & Schools

Welcome to Rossway, Darlington. This beautifully presented detached house offers a perfect blend of comfort and style. With four bedrooms, this property is ideal for families seeking a welcoming home. The open aspect reception room provides ample space for relaxation, dining and entertaining, ensuring that there is room for everyone to enjoy everyday living.

One of the standout features of this property is the generous off-street parking, which is complemented by a garage and brick built storage shed, providing secure storage for vehicles or additional belongings.

The gardens to both the front and rear of the property are a delightful addition, offering a tranquil outdoor space for gardening, play, or simply unwinding after a long day. This home is not only very well-presented but also conveniently located, making it an excellent choice for those looking to settle in a friendly neighbourhood. With amenities not far away, including access to major road links.

In summary, this four-bedroom detached house in Rossway is a wonderful opportunity for anyone seeking a comfortable and stylish family home with ample outdoor space and parking. Do not miss the chance to make this lovely property your own.

Entrance Hall

Composite door to front, staircase to first floor landing and radiator.

Ground Floor Cloaks

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

Lounge/Diner

25'00 x 11'00 (7.62m x 3.35m)

Upvc double glazed bow window to front, media wall with inset, remote control, real flame effect fire, tv and lighting into alcoves. Coving and spotlights top ceiling and laminate flooring. Open aspect to dining area with ample space for table and chairs and door to rear. Two radiators and access to the kitchen.

Kitchen

12'10 x 11'00 (3.91m x 3.35m)

Upvc double glazed window to rear, fitted high gloss wall, base and drawer units including i.e.d plinth lights. Contrasting Quartz worktops with one and a half bowl composite sink unit and mixer tap. Breakfast island with Integrated induction hob with extractor over and storage. Neff, eye level double oven and microwave,

- Whinfield Area of Darlington
- Garage
- Council Tax Band D

including deep pan drawer. Integrated appliances including fridge/freezer, washer/drier and dishwasher. Concealed Boiler, pantry style cupboard, laminate flooring, spotlights to ceiling and radiator. Door to side.

Study

9'08 x 6'01 (2.95m x 1.85m)

Upvc double glazed window to front and radiator.

First Floor Landing

Spotlights to ceiling and radiator.

Bedroom One

11'07 x 11'01 (3.53m x 3.38m)

Upvc double glazed window to front, coving to ceiling, fitted wardrobes with sliding mirrored doors and radiator.

Bedroom Two

10'09 x 11'08 (3.28m x 3.56m)

Upvc double glazed window to front, coving to ceiling, storage cupboard and radiator.

Bedroom Three

9'08 x 8'05 (2.95m x 2.57m)

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

Bedroom Four

9'09 x 8'00 (2.97m x 2.44m)

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

Bathroom

pvc double glazed obscure window to rear, panelled bath with shower over and screen, low level back to wall w.c and wash hand basin in vanity. Fully tiled walls and Pvc ceiling.

Externally

To the front is mainly laid to lawn with an extensive, block paved driveway to the side, giving access to the garage which has a remote control, up and over door, power and lighting. Fibreglass shed for storage and ample off street parking space. To the rear is an enclosed garden with lawn and patio areas, outdoor tap and lighting.

Tenure

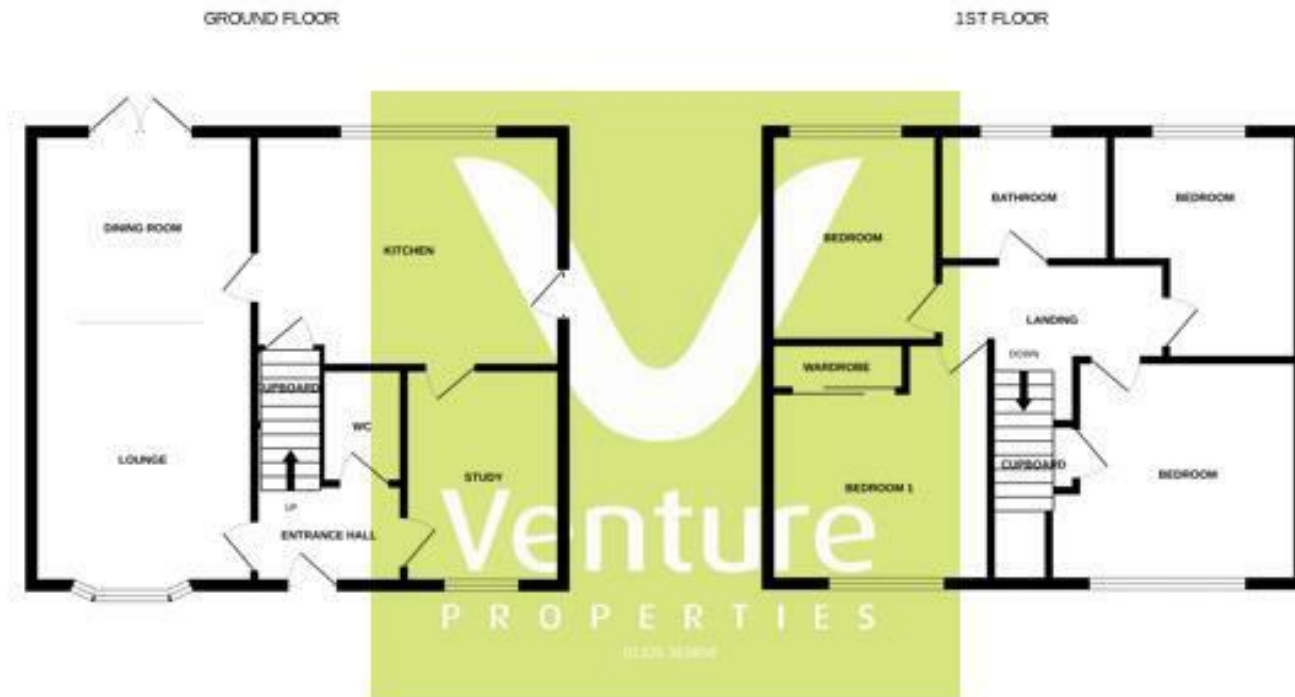
Freehold

Property Details

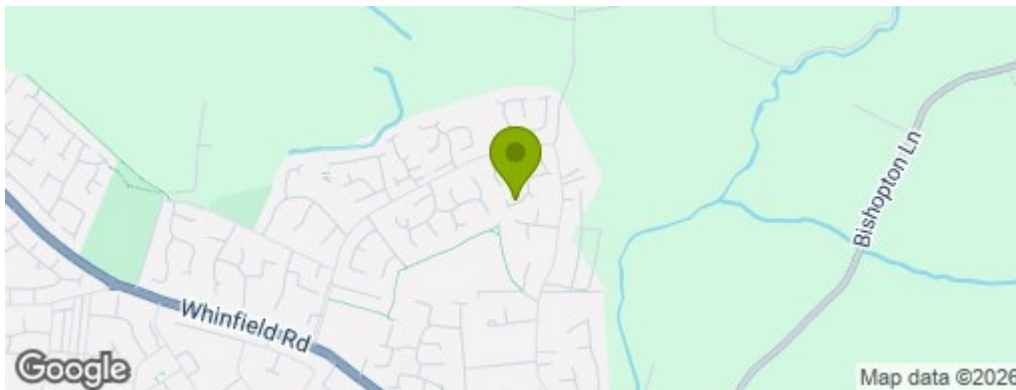
Local Authority: Darlington
Council Tax Band: D
Annual Price: £2,372
Conservation Area No
Flood Risk Very low
Floor Area 1,119 ft 2 / 104 m 2
Plot size 0.15 acres
Mobile coverage
EE
Vodafone
Three
O2
Broadband
Basic
2 Mbps
Ultrafast
1800 Mbps
Satellite / Fibre TV Availability
BT
Sky
Virgin

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.



While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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