



# 1 Melrose Avenue

, Darlington, DL3 0AB

**Offers in excess of £170,000**

A well proportioned Three Bedroom Semi Detached home located in the ever-popular 'Harrowgate Hill' Area of Darlington, set on a generous corner plot. This property is particularly well suited to anyone looking for more outside space as the property has driveway and the possibility of creating more off-street parking due to the angled corner plot. Comes with a Garage and low maintenance gardens to front and rear.

Internally, the property is equally impressive. Briefly comprising; Entrance Hall with ample built-in storage, and open plan Lounge & Dining Room, Kitchen. To the First Floor there is Three good sized Bedrooms, a Shower room and a separate WC. The property is neutral and modern, having been re-decorated and having new floor coverings added throughout. Property is being sold with NO CHAIN and is Ideal for First Time Buyers and Young Families alike.

- EPC RATING 'D'
- GAS CENTRAL HEATING COURTESY OF A 'WORCESTER - GREENSTAR' COMBI BOILER - THE PROEPRTY HAS ALSO HAD RECENTLY INSTALLED NEW RADIATORS THROUGHOUT
- FULL UPVC DOUBLE GLAZING THROUGHOUT
- AMPLE STORAGE WITHIN THE PROPERTY WITH A WALK IN DOWNSTAIRS CUPBOARD FROM THE HALLWAY AND A DOUBLE DOOR STORAGE CUPBOARD ON THE LANDING
- A DETACHED SINGLE GARAGE TO THE REAR WITH A FULL ELECTRICAL SUPPLY.
- LOW MAINTENANCE GARDEN TO BOTH FRONT AND REAR
- LOCATED ON AN ATTRACTIVE TREE LINED ROAD
- LOCATED CLOSE TO THE LONGFIELD ACADEMY & THE HARROWGATE HILL PRIMARY
- IDEALLY POSITIONED FOR ACCESS TO THE A1M AND ALSO THE A66.

## Viewing

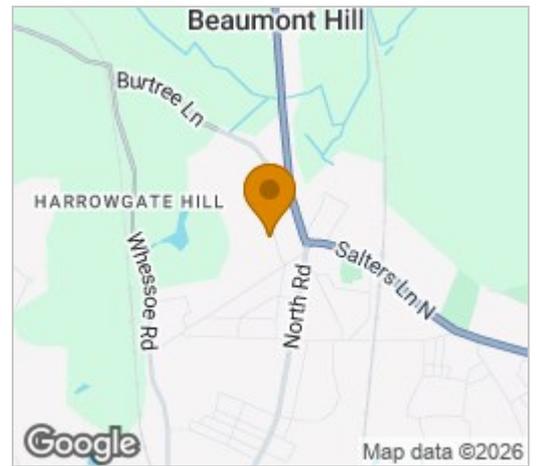
Please contact our Progression Property Office on 01642 063352 if you wish to arrange a viewing appointment for this property or require further information.



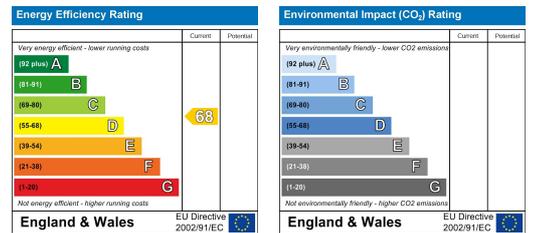
## Floor Plan



## Area Map



## Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

329 Linthorpe Road, Middlesbrough, TS5 6AA

Tel: 01642 063352 Email: [info@progression-lettings.co.uk](mailto:info@progression-lettings.co.uk) <https://www.progression-property.co.uk>