Ann Cordey
ESTATE AGENTS

13 Duke Street, Darlington, County Durham, DL3 7RX
Tel: 01325 488433
Email: sales@anncordey.com
www.anncordey.com



2 BILBERRY WAY, DARLINGTON, DL1 3FJ

Offers In The Region Of £270,000

THREE BEDROOM DETACHED FAMILY HOME situated on a generous private plot in the popular Harrowgate Hill area. Featuring a modern kitchen/diner, lounge, utility, ground floor WC, three bedrooms, en-suite to the principal bedroom, family bathroom, landscaped gardens, DETACHED SINGLE GARAGE and private driveway with parking for three cars.

TENURE: FREEHOLD





A well-presented THREE BEDROOM DETACHED FAMILY HOME occupying a generous private plot within the popular Harrowgate Hill area of Darlington. The property offers well-planned accommodation arranged over two floors, together with a DETACHED SINGLE GARAGE, PRIVATE DRIVEWAY PROVIDING PARKING FOR THREE CARS and attractive landscaped gardens.

Internally, the accommodation comprises an entrance hallway, GROUND FLOOR WC, useful utility room, spacious lounge and a modern KITCHEN/DINER. The kitchen is fitted with a good range of wall, floor and drawer units together with integrated appliances, providing a practical space for everyday family living and dining.

To the first floor there are THREE BEDROOMS, with the principal bedroom benefiting from its own EN-SUITE SHOWER ROOM incorporating a walk-in shower. There is also a separate FAMILY BATHROOM, fitted with a WC and overhead shower.

Externally, the property enjoys a GENEROUS PRIVATE PLOT with landscaped gardens, a private driveway providing off-street parking for three vehicles and a detached single garage.

The Location
Harrowgate Hill is an established residential area to the north of Darlington, incorporating Harrowgate Hill and the surrounding Beaumont Hill area. The location provides access to local amenities and schooling, including Harrowgate Hill Primary School, while Darlington town centre is readily accessible. The area also benefits from established bus connections, with services linking Harrowgate Hill with Darlington and surrounding areas.

For commuters, the A167 through Harrowgate Hill provides an important road connection into Darlington and towards the A1(M), with links towards the A66 and Teesside also available.

Overall, Bilberry Way provides a convenient setting for those looking for a family home within an established Darlington residential location, with local facilities, transport links and amenities within the wider area.

LOUNGE
18'00 x 10'01 (5.49m x 3.07m)

KITCHEN
18'6 x 9'08 (5.64m x 2.95m)

UTILITY
6'5 x 6'2 (1.96m x 1.88m)

W/C
6'9 x 4'9 (2.06m x 1.45m)

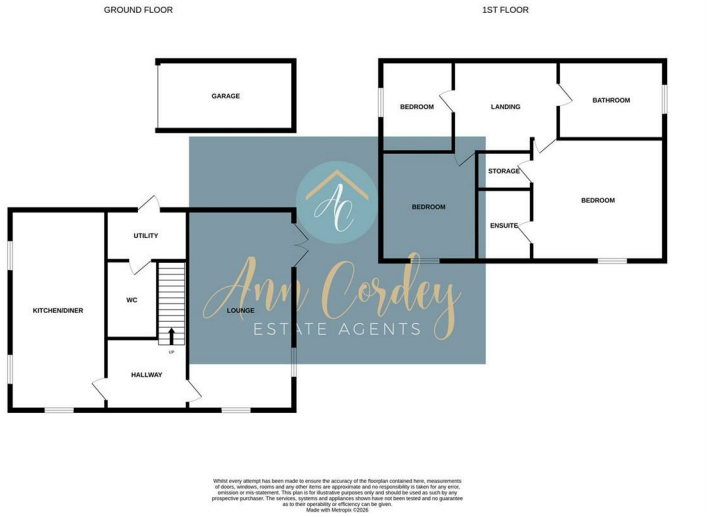
BEDROOM ONE
12'7 x 10'04 (3.84m x 3.15m)

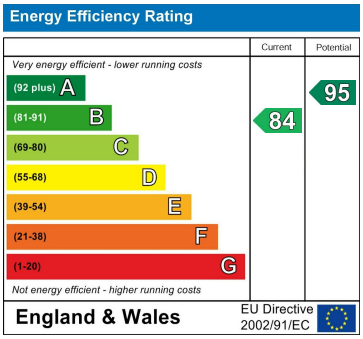
EN SUITE
6'4 x 4'09 (1.93m x 1.45m)

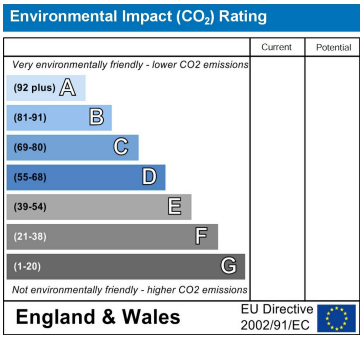
BEDROOM TWO
13'00 x 9'5 (3.96m x 2.87m)

BEDROOM THREE
8'8 x 9'6 (2.64m x 2.90m)

BATHROOM
7'9 x 5'10 (2.36m x 1.78m)







YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.





NAEA National Association of Estate Agents
The Property Ombudsman