



## Spencer Grove

Darlington DL1 4HL

£125,000





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# Spencer Grove

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- Two Bedroom Semi Detached
- Off Street Parking
- EPC Rating TBC

- Eastbourne Area
- Viewing Highly Recommended
- Ideal First Home

- Gardens to Front & Rear
- Council Tax Band A
- Situated In A Cul-de-Sac

Nestled in the tranquil cul-de-sac of Spencer Grove, Darlington, this delightful two-bedroom semi-detached house offers a perfect blend of comfort and convenience. The property features a welcoming reception room, ideal for relaxation or entertaining guests.

The two well-proportioned bedrooms provide ample space for rest, while the bathroom is thoughtfully designed to cater to your daily needs. The house benefits from gas central heating and double glazing, ensuring a warm and energy-efficient environment throughout the year.

Externally, the property boasts off-street parking for one vehicle, adding to the convenience of this charming home. The enclosed rear garden is a true highlight, well-stocked and perfect for outdoor activities or simply enjoying the fresh air in a private setting.

This property must be seen internally to fully appreciate its appeal and potential. Whether you are a first-time buyer or looking to downsize, this semi-detached house in a peaceful location is an excellent choice for those seeking a comfortable and inviting home.

## Entrance Hall

## Lounge

13'10" x 11'8" (4.22 x 3.56)

## Kitchen/Diner

14'11" x 6'11" (4.56 x 2.13)

## First Floor

Landing.

## Bedroom One

15'1" x 12'0" (4.61 x 3.68)

## Bedroom Two

8'11" x 8'7" (2.72 x 2.62)

## Bathroom

## Externally

To the front there is a low maintenance lawn area, a block paved driveway providing off street parking and gated access to the rear garden.

To the rear, the enclosed garden is part lawn and part concrete with well stocked borders and storage shed.

## Tenure

Freehold

## Property Details

Local Authority: Darlington

Council Tax Band: A

Annual Price: £1,581

Conservation Area No

Flood Risk Very low

Floor Area 613 ft 2 / 57 m 2

Plot size 0.03 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

1 Mbps

Superfast

73 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

BT

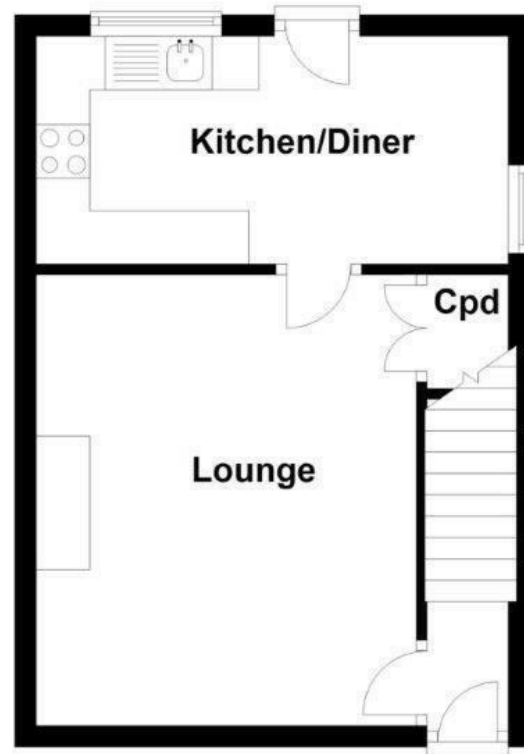
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Virgin

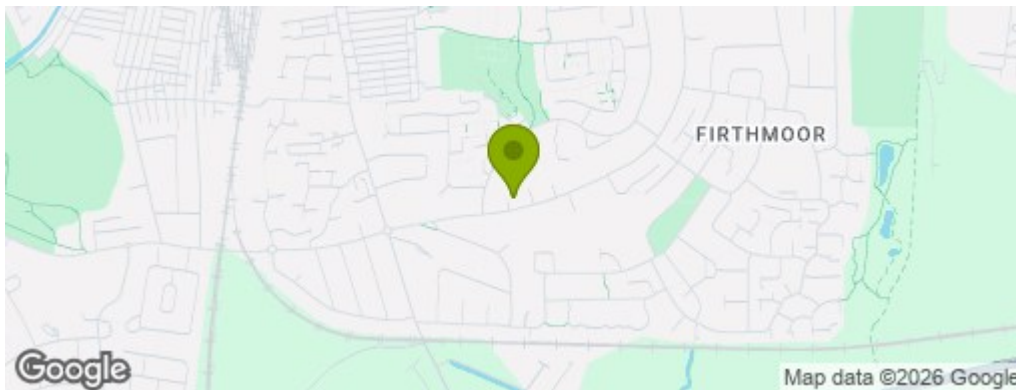
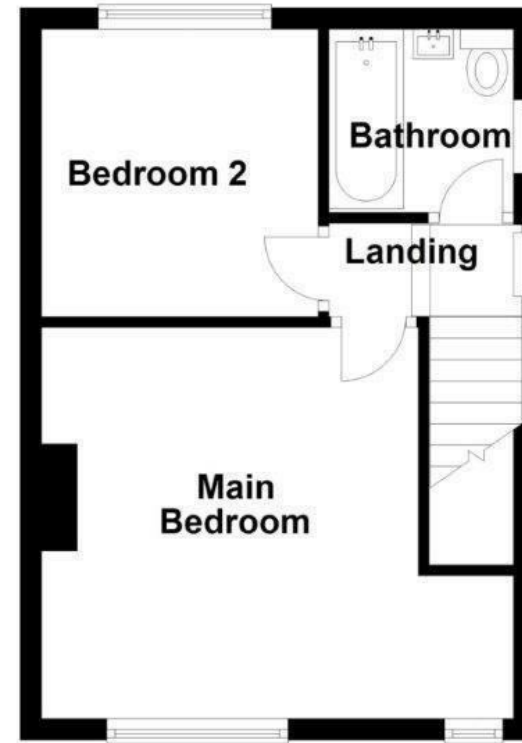
## Note

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## Ground Floor



## First Floor



## Property Information

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