



## Haydock Drive

Darlington DL1 2BF

Offers Over £160,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. 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 firms employment has the authority to make or give any representation or warranty in respect of the property.



This footer paragraph is an example only and should not be relied upon as complying with current legislation. 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.

# Haydock Drive

## Darlington DL1 2BF



- Stunning Three Bedroom End Link
- Council Tax Band B
- Gardens Front And Rear

- Houghton Location
- Epc Rating B
- Must Be Seen

- Ideal Family Home
- Off Street Parking For Two Cars
- Keppmoat Built With NHBC Guarantee

Nestled in the desirable area of Haydock Drive, Darlington, this charming three-bedroom end link house presents an excellent opportunity for families and professionals alike. The property boasts a neat and tidy appearance, complemented by a modern interior that has been decorated to a high standard, ensuring a welcoming atmosphere throughout.

Upon entering, you will find a spacious reception room that serves as the heart of the home, perfect for both relaxation and entertaining. The well-appointed kitchen and dining area provide a functional space for culinary pursuits and family gatherings. The three bedrooms are generously sized, offering ample room for rest and personalisation.

The property features well-maintained gardens at both the front and rear, providing a delightful outdoor space for leisure and recreation. Additionally, off-street parking for two cars adds to the convenience of this lovely home, making it an ideal choice for those with vehicles.

Given its appealing features and prime location, viewing this property is strongly advised at the earliest opportunity. This end terrace house is not just a place to live; it is a place to create lasting memories. Don't miss your chance to make it your own.

### Entrance Hall

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

### Lounge

10'08 x 14'09 (3.25m x 4.50m)

Situated to the rear with Upvc double doors opening out onto the rear garden and radiator.

### Kitchen/Diner

11'04 x 11'01 (3.45m x 3.38m)

Upvc double glazed window to front, white wall, base and drawer units, stainless steel sink with mixer tap. There is space for a fridge freezer, washing machine, tumble dryer and dishwasher. Gas hob with extractor over and integrated oven. Breakfast bar to provide seating, under stairs storage, radiator and tiled floor. Store cupboard.

### Ground Floor Cloaks

Upvc double glazed window to side, low level w.c, wash hand basin, radiator and tiled floor.

### Bedroom One

14'08 x 9'00 (4.47m x 2.74m)

Upvc double glazed window to front, fitted wardrobes with sliding mirrored doors.

### Bedroom Two

10'10 x 8'04 (3.30m x 2.54m)

Upvc double glazed window to rear and radiator.

### Bedroom Three

7'05 x 6'01 (2.26m x 1.85m)

Upvc double glazed window to rear and radiator.

### First Floor Landing

With access to boarded loft via drop down ladder and airing cupboard with shelving.

### Property Details

Local Authority  
Darlington  
Council Tax  
Band:  
B  
Annual Price:  
£1,845  
Conservation Area  
Houghton-le-Skerne  
Flood Risk  
Very low  
Floor Area  
1,162 ft<sup>2</sup> / 108 m<sup>2</sup>  
Plot size  
0.04 acres  
Mobile coverage

EE  
Vodafone  
Three  
O2  
Broadband

Basic  
7 Mbps  
Superfast  
78 Mbps  
Ultrafast  
10,000 Mbps  
Satellite / Fibre TV Availability

BT  
Sky

### Bathroom

Upvc double glazed obscure window to rear, Panelled bath with shower over and screen, low level w.c, wash hand basin, radiator, part tiled walls and laminate floor.

### Externally

The home stands on a prime plot with gardens to the front and rear, the rear garden is mainly laid to lawn and of a good size, to the side of the home there is a large driveway for two cars.

### Tenure

Freehold

### Property Details

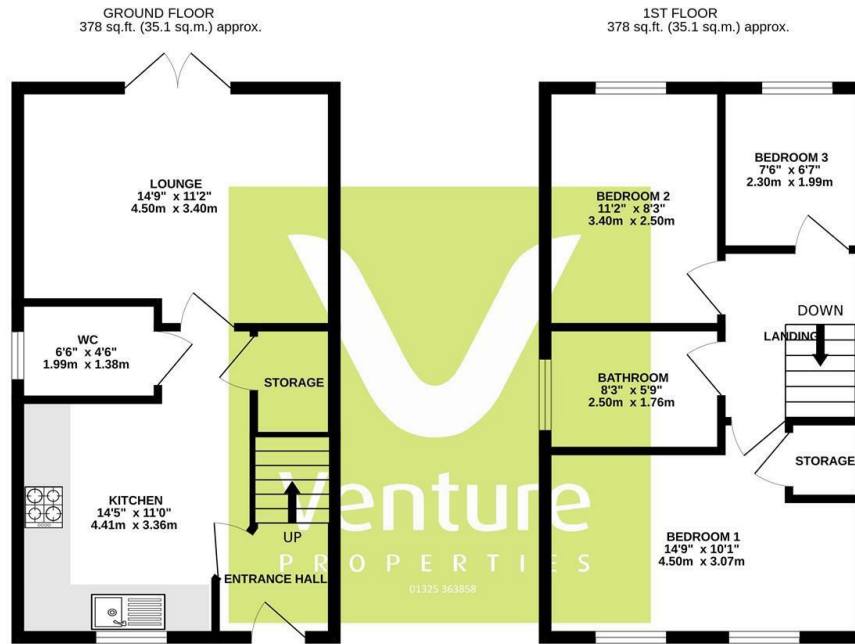
Local Authority: Darlington  
Council Tax Band: B  
Annual Price: £1,845  
Conservation Area: Houghton-le-Skerne  
Flood Risk: Very low  
Floor Area: 1,162 ft<sup>2</sup> / 108 m<sup>2</sup>  
Plot size: 0.04 acres  
Mobile coverage  
EE  
Vodafone  
Three  
O2  
Broadband  
Basic  
7 Mbps  
Superfast  
78 Mbps  
Ultrafast  
10,000 Mbps  
Satellite / Fibre TV Availability  
BT  
Sky

### 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

### Estate Charge

Rent Charge\* associated with the property, which is around 150GBP per year for the up keep of the estate and communal grounds.



TOTAL FLOOR AREA: 756 sq.ft. (70.2 sq.m.) approx.

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.  
Made with Metroplan ©2025



## Property Information

**01325 363858**

45 Duke Street, Darlington, County Durham, DL3 7SD  
sales@venturepropertiesuk.com