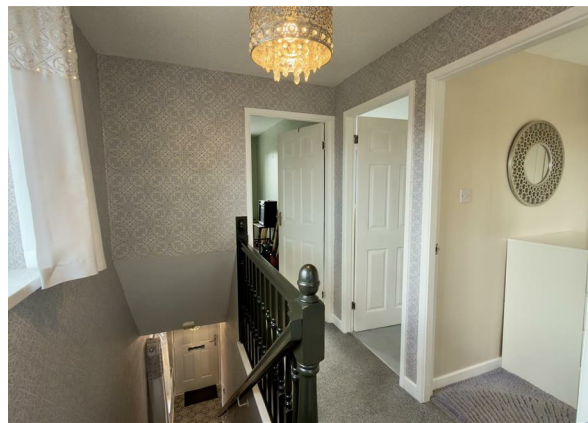


Washbrook Drive, Darlington, DL3 0JA
Offers in excess of £180,000

estates⁴
'The Art of Property'



Washbrook Drive, Darlington, DL3 0JA

Offers in excess of £180,000

Council Tax Band: B

Situated within the highly regarded Harrowgate Hill area of Darlington, this beautifully maintained and thoughtfully improved three-bedroom home offers an excellent opportunity for a wide range of buyers. The property enjoys a convenient position within easy reach of local shops, schools, everyday amenities, and excellent transport links, including the A1(M) & A66.

Set back from the road, the home benefits from a striking, recently resurfaced driveway (2025), providing off-street parking for multiple vehicles. A garage with lighting and power, along with an extended storage area to the rear, further enhances the practicality of this home.

The rear garden is a particular highlight, having been significantly upgraded in 2025 to create a stylish and relaxing outdoor space perfect for enjoying the warmer months.

Internally, the property is tastefully decorated throughout and offers well-proportioned living accommodation. An inviting entrance hallway with a double-glazed composite front door leads into a spacious lounge, featuring a charming bay window that allows for an abundance of natural light. To the rear, a light and airy dining kitchen provides an ideal space for both everyday living and entertaining, with access to a small conservatory (wooden framed).

To the first floor, there are three well-presented bedrooms, including a third bedroom with a built-in cupboard housing the hot water cylinder. A loft hatch provides additional storage access, and the family bathroom is fitted with a white suite, complemented by attractive tiling.

Further benefits include uPVC double glazed windows (excluding the conservatory) and gas central heating via a Baxi boiler.

Early viewings recommended to fully appreciate the quality, location, and lifestyle this wonderful home has to offer.

Please note:

Council tax Band - B

Tenure - Freehold

Total sq ft and room dimensions to be considered a guide only.

Following acceptance of an offer, the prospective buyer(s) will be required to pay £30 (inc. VAT) per client, to cover the cost of anti-money laundering checks conducted by Estates, in compliance with HMRC regulations.

Estates 'The Art of Property'

Professional Estate Agents, selling homes across Darlington, Newton Aycliffe, Teesside & North Yorkshire with creative & inviting marketing strategies! Property appraisals available 7 days a week!

Disclaimer:

These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. They do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations, or any type of appliances which may be included. All photos, videos, and marketing material created by Estates 'The Art of Property', are the property of our agency and are protected by copyright law. Our marketing material must not be copied, reproduced, shared, or used in any way without our prior written permission.

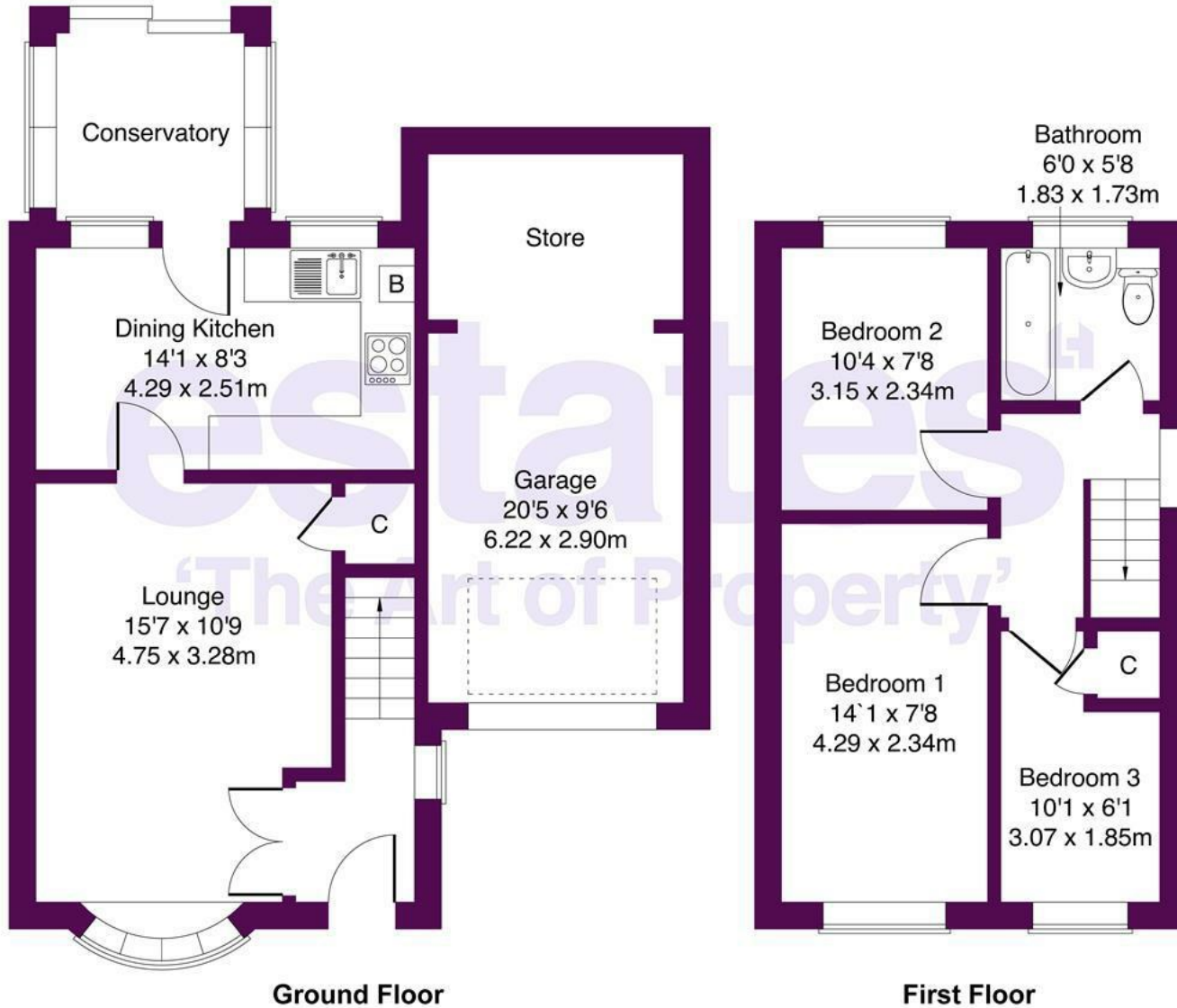


Washbrook Drive, Darlington, DL3 0JA

Approximate Gross Internal Area: (894 sq ft - 83 sq m.)
(Excluding Conservatory)

estates⁴¹
‘The Art of Property’

Business Central 2 Union Square
Central Park
Darlington
County Durham
DL1 1GL
01325 804850
sales@estatesgroup.co.uk
<https://estates-theartofproperty.co.uk/>



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	