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34 Flora Avenue, Darlington
Offers Over £335,000

Situated in the highly sought-after west end of Darlington, this charming semi-detached house on Flora Avenue presents an excellent opportunity for those seeking a new home. Offered for sale with no onward chain, this property is ready for you to move in and make it your own.

The house boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. With three well-proportioned bedrooms, there is ample space for a growing family or for those who desire a home office. The bathroom is conveniently located, catering to the needs of the household.

One of the standout features of this property is the stunning rear garden, which provides a delightful outdoor space for relaxation and recreation. Whether you envision hosting summer barbecues, cultivating a vegetable patch, or simply enjoying the tranquillity of your own green oasis, this garden is sure to impress.

Flora Avenue is known for its pleasant surroundings and community spirit, making it an ideal location for families and professionals alike. With local amenities, schools, and parks within easy reach, this property offers both convenience and comfort.

In summary, this semi-detached house on Flora Avenue is a wonderful opportunity to secure a home in a desirable area of Darlington. With its spacious living areas, three bedrooms, and a beautiful garden, it is a property that truly deserves your attention. Don't miss out on the chance to make this house your new home.







34 Flora Avenue, Darlington

General Remarks
Offered For Sale with NO ONWARD CHAIN
A truly outstanding opportunity has arisen to acquire a three bedroom semi detached period residence occupying a most pleasing position on Flora Avenue within the highly desirable West End of Darlington
Gas fired central heating
Council Tax Band E
Double glazed windows throughout
We recommend viewings at the earliest opportunity to avoid disappointment

Location
Flora Avenue is superbly positioned in what is considered to be one of Darlington's finest and most desirable roads. The property is situated within a short walking distance of Darlington's Town centre where you will find a host of amenities including shops, boutiques, restaurants, continental cafe's and leisure facilities. The property is ideally situated for accessing first class local Schools to include The Federation of Abbey Infant and Junior school, St Augustine's Primary School, Polam Hall School, Hummersknott Academy and Carmel College. For the commuter the property is well placed for travel to the business and commercial centres throughout the region via the A1M and the A66. Darlington's East Coast Main Line railway provides easy commuting to both Newcastle and York with London Kings Cross accessible within two and a half hours. International air travel is available from both Newcastle and Teesside airports.

Entrance Hallway
The property is entered through a UPVC double glazed door with a glazed window to the side leading into a most welcoming entrance hallway. The hallway is warmed by a central heating radiator and benefits from an under stairs cupboard providing useful storage and an open cloakroom recess.

Living Room
16'0" x 12'10"
The beautifully presented living room is situated to the front elevation of the property. Warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a UPVC double glazed window and a tiled fire place.

Dining Room
14'11" x 12'5"
The dining room is situated to the rear elevation of the property and offers fine views overlooking the stunning rear garden. Warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a tiled fire place and a UPVC double glazed door with double glazed windows to either side.

Kitchen / Breakfast Room
17'5" x 10'9"
The kitchen / breakfast room offers an abundance of natural light courtesy of the double glazed windows to the rear and side elevations. Fitted with a comprehensive range of wall, floor and drawer units with contrasting. worktops incorporating a stainless steel sink and drainer. The kitchen is warmed by a central heating radiator and benefits from a double electric oven, an electric hob with over head extractor hood and plumbing for an automatic washing machine. There is ample room for a dining table. A double glazed door leads out to the side elevation of the property.

First Floor Landing
A staircase leads to the first floor landing. The landing has a hatch giving access to the attic and eves storage.

Bedroom One
16'1" x 12'11"
A double bedroom situated to the front elevation of the property. Warmed by a central heating radiator and benefiting from a built in cupboard and a UPVC double glazed window.

Bedroom Two
14'0" x 12'5"
With pleasant views overlooking the rear garden a further double bedroom warmed by a central heating radiator and benefiting from a UPVC double glazed window and built in wardrobes providing useful storage.

Bedroom Three
10'2" x 8'8"
With a double glazed window overlooking the rear garden, a further double bedroom warmed by a central heating radiator.

Bathroom
8'6" x 6'3"
The bathroom has a UPVC double glazed window, tiled walls and is fitted with a suite comprising of panelled bath with over head shower, a wash hand basin, a low level WC and a bidet.

Externally
Externally to the front of the property there is a driveway providing off road car parking, a large tandem garage with a toilet and a garden which is stocked with mature plants and shrubs. A particular feature of the property is the large stunning rear private garden. Beautifully presented and laid to lawn and complimented with a variety of mature plants and shrubs. There is also a patio area which is ideal for outdoor entertaining. There is also a delightful Summerhouse.







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