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SALES & LETTINGS

Swaledale Avenue

Darlington, DL3 9AL

Offers in the region of £215,000

House - Semi-Detached



Situated in a particularly convenient position within Darlington's sought-after West End, this traditional semi-detached house offers well-proportioned accommodation together with a lovely mature plot and an unusually good-sized, west-facing rear garden.

The property would benefit from some cosmetic updating, but it provides an excellent opportunity for a purchaser to put their own stamp on a well-located home, with the rear garden being a particular feature.

The accommodation begins with an entrance hallway leading to a comfortable lounge with a fireplace and bay window, a separate dining room and a kitchen fitted with a range of floor and wall units.

To the first floor there are two good-sized double bedrooms, the master bedroom having a bay window, together with a particularly well-proportioned refitted shower room/W.C. and a useful large storage cupboard.

Outside, the property occupies a lovely plot. The rear garden is a very good size and has a mature character, with a paved patio area and lawn, enjoying a desirable westerly aspect. To the front is a smaller garden, whilst a driveway provides off-street parking and there is also a garage, although there is limited vehicular access to it.

A well-positioned traditional home with good proportions, excellent garden space and plenty of scope for cosmetic improvement.



- Traditional style semi-detached house on a lovely larger plot
- Some cosmetic updating required
- Refitted shower room/w.c.
- Separate dining room and kitchen with floor and wall units
- Garage with limited vehicular access driveway for parking
- Very conveniently located in Darlington's West End
- Two double bedrooms, master with bay
- Lounge with fireplace and bay window
- Lovely large mature West facing rear

GENERAL INFORMATION:

Tenure: Freehold

Services: Gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding C)

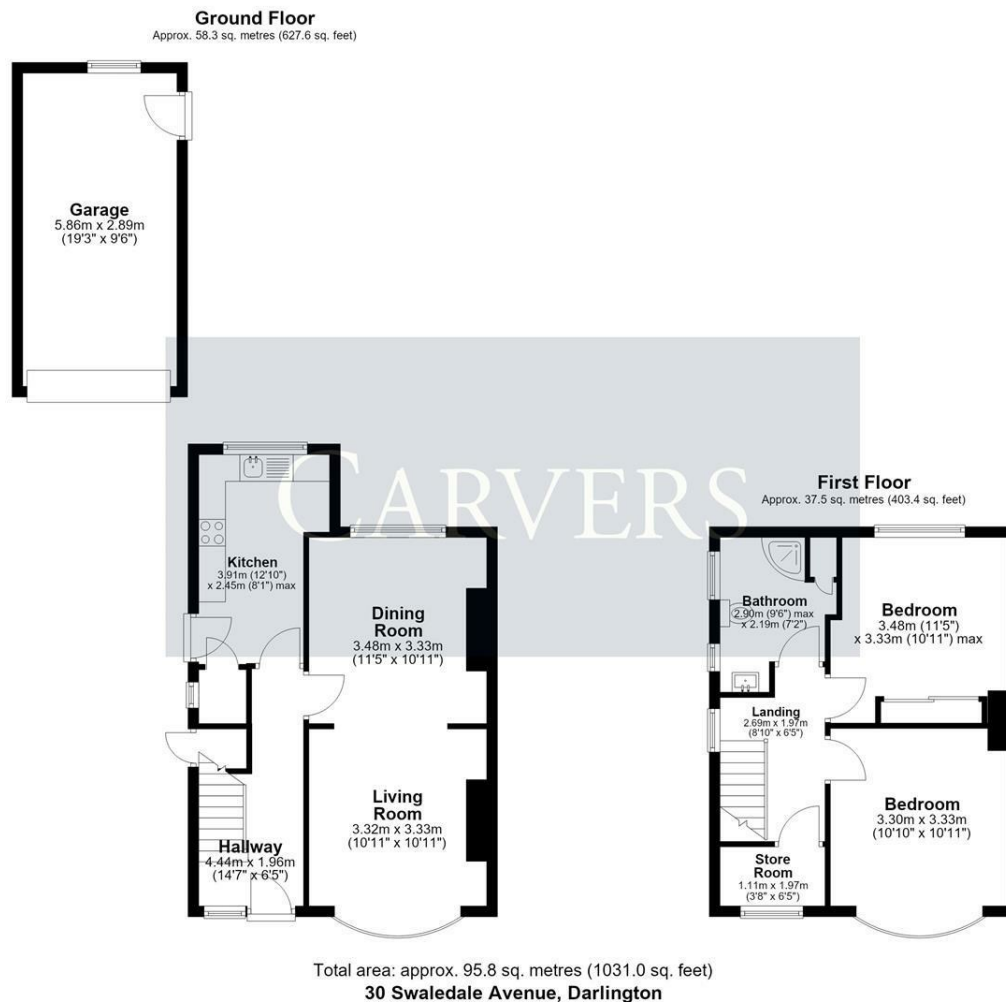
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Property Size

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude e.g. a conservatory and/or garage)





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

Property size taken from EPC
882.64 sq ft

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