





Welcome to Aldgrove Way, Darlington - a modern semi-detached house, located within this highly popular development.. This property is competitively priced to reflect improvement works which are required, offered for sale with no onward chain, to the ground floor is an entrance porch, a spacious living/diner, ideal for entertaining guests or simply unwinding after a long day. Kitchen fitted with a range of units, whilst to the first floor is a landing, three bedrooms master having en-suite/WC there's plenty of space for the whole family to relax and recharge.

The two bathrooms in this lovely home ensure that there will be no more morning queues, making hectic mornings a thing of the past. Parking is always a breeze with room for several vehicles, providing convenience and peace of mind for you and your guests.

Located in the heart of Darlington, this property offers easy access to local amenities, schools, and transport links, making it a fantastic choice for families or professionals alike. Don't miss out on the opportunity to make this house your home - book a viewing today and start envisioning the wonderful memories you'll create in this inviting space on Aldgrove Way.







- NO ONWARD CHAIN
- POPULAR CUL-DE-SAC LOCATION
- DRIVE AND GARAGE
- MATURE ESTABLISHED GARDENS FRONT AND REAR

- COMPETETIVELY PRICED
- EN-SUITE OFF MASTER BEDROOM
- SUITED TO A VARIETY OF BUYERS
- DOES REQUIRE SOME UPDATING

#### GENERAL INFORMATION:

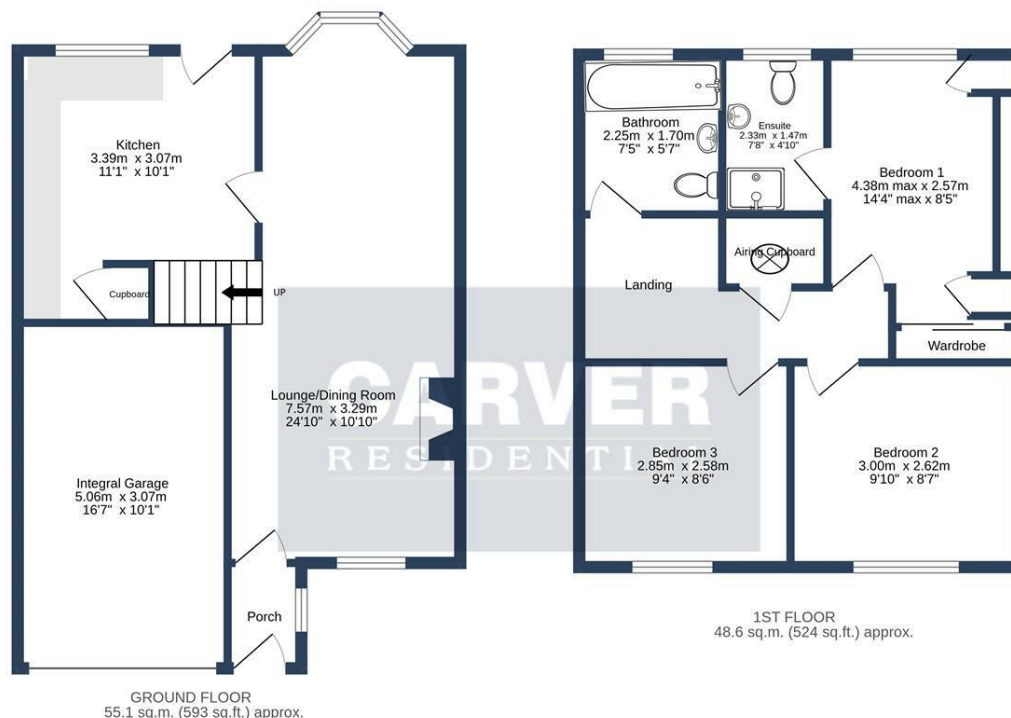
Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding C)





ALDGROVE WAY, DARLINGTON. DL3 0GR.

TOTAL FLOOR AREA: 103.7 sq.m. (1116 sq.ft.) 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.  
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Energy Efficiency Rating		
Current		Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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