



**Falmouth Drive**

Darlington DL3 0ZS

**£180,000**





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# Falmouth Drive

Darlington DL3 0ZS



- Three Bedroom Semi-Detached Property
- Council Tax Band C
- Off Street Parking

- Popular Harrowgate Farm Location
- Epc Rating D
- Close to Amenities

- En-Suite bathroom to Main Bedroom
- Priced to Sell

Welcome to Falmouth Drive, a delightful three-bedroom semi-detached house located in the sought-after Harrowgate Farm development in Darlington, within easy reach of amenities and allowing easy access to major road links in and out of Town. This property boasts a spacious reception room, perfect for entertaining guests or relaxing with your family, leading out onto a well maintained garden complete with Summerhouse.

With three well-appointed bedrooms, there is plenty of space for a growing family or for those who enjoy having a home office or guest room. The two bathrooms, including an en-suite, provide convenience and privacy for all residents.

One of the standout features of this property is the off-street parking and garage, ensuring that you never have to worry about finding a parking space or having enough storage for your vehicles and outdoor equipment.

Whether you're looking for a cozy family home or a place to host gatherings with friends, this property offers the perfect blend of comfort and functionality. Don't miss out on the opportunity to make this lovely house your new home in Darlington.

## Entrance Porch

Composite door to front.

## Lounge/Diner

23'3 x 10'7 (7.09m x 3.23m)

Upvc double glazed bay window to front, open plan into dining area with French doors to rear, staircase to first floor, two radiators and laminate flooring.

## Kitchen

12'3 x 8'0 (3.73m x 2.44m)

Upvc double glazed window and door to rear, fitted with walnut effect wall, base and drawer units, stainless steel one and a half sink with mixer tap. Five ring gas hob with extractor over and separate eye level double oven. Integrated fridge freezer, there is also space for a washing machine and dishwasher. Part tiled walls, tiled floor and vertical radiator.

## First Floor Landing

## Bedroom One

11'2 x 9'1 (3.40m x 2.77m)

Upvc double glazed window to rear, fitted wardrobes, access to loft and radiator.

## En-Suite

Upvc double glazed window to rear. Fitted with shower cubicle, w.c, wash hand basin and fully tiled walls.

## Bedroom Two

9'1 x 9'7 (2.77m x 2.92m)

Upvc double glazed window to front and radiator.

## Bedroom Three

8'2 x 9'11 (2.49m x 3.02m)

Upvc double glazed window to front and radiator.

## Bathroom

Upvc double glazeddd obscure window to rear, fitted with panelled bath with shower over, mixer and spray. Low level w.c, wash hand basin and part tiled walls.

## Externally

To the front there is a block paved driveway with ample off street parking for two vehicles. There is access to the garage and a well maintained lawn area. There is also access to the rear via a side gate.

To the rear there is a decking area for seating, pebbled pathway and ample lawn space. There are also well established shrubs in the borders and a small storage shed.

## Summerhouse

A Summer House with built in bar and access to running water.

## Council Tax

## Tenure

## Property Details

Local Authority: Darlington

Council Tax Band: C

Annual Price: £2,008

Conservation Area No

Flood Risk No Risk

Floor Area 850 ft 2 / 79 m 2

Plot size 0.05 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

4 Mbps

Superfast

61 Mbps

Ultrafast

9000 Mbps

Satellite / Fibre TV Availability

BT

Sky

## Note

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## Property Information

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