



**Clowbeck Court**

Darlington DL3 0BB

**Asking Price £140,000**







This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





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# Clowbeck Court

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- No Onward Chain
- Viewing Essential

- Immaculately Presented
- EPC Rating C

- High Grange Development Close to Amenities
- Council Tax Band B

**\*\*No Chain\*\***

Well positioned in the sought-after High Grange Development in Darlington, this beautifully presented two-bedroom mid-terrace property is an ideal choice for first-time buyers. The home has been thoughtfully updated and improved to a high standard, ensuring a modern and comfortable living experience.

Upon entering, you will find a welcoming reception room that offers a perfect space for relaxation and entertaining. The property boasts a refitted kitchen, which is both stylish and functional. There are two well-proportioned bedrooms, while the contemporary bathroom adds to the overall appeal of the home.

Outside, the property features two designated parking bays, a valuable asset in today's market. The rear garden offers a private outdoor space, perfect for enjoying the fresh air or hosting gatherings with family and friends.

Located close to the amenities in Westpark including Marks & Spencer Food Hall, Aldi and a number of other retail outlets, this home also benefits from easy access to schools and parks, making it a convenient choice for everyday living. With its attractive features and prime location, this property is not to be missed. Whether you are looking to take your first step onto the property ladder or seeking a charming home in a vibrant community, this terraced house is sure to impress.

## Entrance Hall

Composite door to front, engineered oak flooring and storage cupboard.

## Lounge

17'03 x 12'07 (5.26m x 3.84m)

Upvc double glazed window to front, open plan staircase to first floor, wall mounted electric fire and engineered oak flooring.

## Kitchen/Breakfast Room

8'08 x 12'08 (2.64m x 3.86m)

Double doors with inset blinds and window to rear, fitted with modern grey wall base and drawer units (2021), with quartz worktops and splashbacks. Composite sink with mixer tap, four ring gas hob with extractor over and oven. There is space for a washing machine, fridge freezer and table and chairs. Spotlights to ceiling, vertical radiator, large storage cupboard and engineered oak flooring.

## First Floor Landing

### Bedroom One

12'10 x 9'04 (3.91m x 2.84m)

Upvc double glazed window to front, fitted wardrobes with sliding mirrored doors and radiator.

### Bedroom Two

12'08 x 8'08 (3.86m x 2.64m)

Two Upvc double glazed windows to rear and radiator.

## Bathroom

Fitted with P shaped bath with shower over and screen, low level w.c, wash hand basin and heated towel rail. Part tiled walls, tiled floor, spotlights to ceiling, extractor fan and ample sized airing cupboard.

## Externally

To the front there is a small pebbled area.

To the rear there is a low maintenance garden with both patio and lawn areas, shed and gated access.

## Tenure

Freehold

## Property Details

Local Authority: Darlington

Council Tax Band: B

Annual Price: £1,845

Conservation Area: No

Flood Risk: Very low

Floor Area: 699 ft<sup>2</sup> / 65 m<sup>2</sup>

Plot size: 0.03 acres (2 Plots)

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

2 Mbps

Superfast

53 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

BT

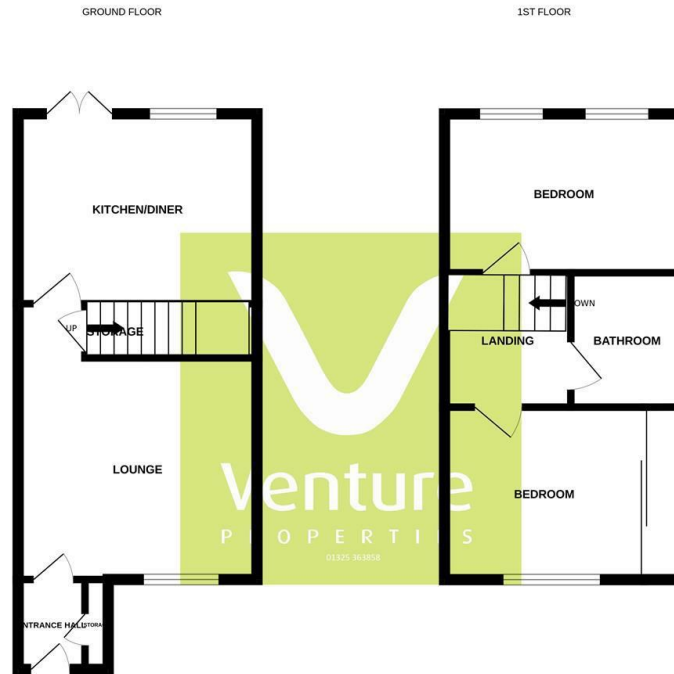
Sky

Virgin

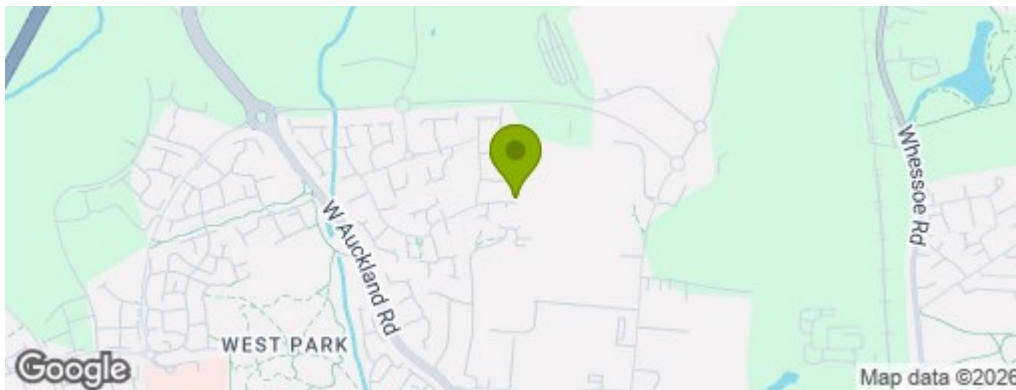
## Note

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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 misstatement. 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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## Property Information

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