



**Hexham Way**

Darlington DL3 9UY

**£96,500**







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# Hexham Way

Darlington DL3 9UY



- No Onward Chain
- Well Planned Gardens

- Good Sized End Of Terraced Property
- EPC Rating TBC

- Ideal First Time Home
- Council Tax Band A

Situated in the Branksome area of Darlington, this well-presented and spacious two-bedroom end of terrace house offers a delightful living experience. The property features a generous reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining guests.

The home benefits from an open plan kitchen/dining area together with a utility room adding practicality, ensuring that everyday tasks are handled with ease. There is a cosy lounge and two double bedrooms, together with a bathroom and separate w.c.

The outdoor space is equally appealing, with well-planned, easy-to-maintain gardens that provide a lovely setting for enjoying the fresh air or hosting summer barbecues.

This property is offered with no onward chain, making it an excellent opportunity for those looking to move in without delay. Located close to both the increasingly popular Westpark and Cockerton Village, residents will benefit from a variety of local amenities, including schools, retail shops enhancing the convenience of daily life. The area boasts a strong sense of community, making it an ideal place for families and individuals alike.

In summary, this two-bedroom terraced house on Hexham Way is a wonderful opportunity for anyone seeking a comfortable and well-located home in Darlington.

## Entrance Porch

Upvc door to front, tiled floor and radiator.

## Kitchen/Diner

17'02 x 10'07 (5.23m x 3.23m)

Upvc double glazed window to front and radiator.

## Kitchen/Diner

Upvc double glazed window to rear, light oak wall, base and drawer units, stainless steel sink with mixer tap. Four ring gas hob and oven with extractor over. Breakfast bar to provide seating, spotlights to ceiling, part tiled walls and floor.

## Lounge

10'08 x 13'05 (3.25m x 4.09m)

Upvc double glazed window to front, recesses, spotlights to ceiling, tiled floor and radiator.

## Rear Lobby

Door to rear.

## Utility Room

Upvc double glazed window to rear, fitted with base units. There is space for a fridge, freezer, washing , machine and tumble dryer.

## First Floor Landing

Upvc double glazed window to front.

## Bedroom One

12'09 x 12'01 (36.80m x 3.68m)

Upvc double glazed window to front, fitted wardrobes, spotlights to ceiling and radiator.

## Separate W.C

Upvc double glazed obscure window to rear, low level w.c, wash hand basin in vanity

## Bedroom Two

11'07 x 11'05 (3.53m x 3.48m)

Two Upvc double glazed window to rear, fitted wardrobes and cupboard housing Boiler.

## Bathroom

Upvc double glazed obscure window to rear, panelled bath with shower over and screen, wash hand basin in vanity, part panelled, part tiled walls, spotlights to ceiling and radiator.

## Externally

To the front there is an enclosed garden.

To the rear is mainly laid to lawn with patio and pebble area.

There is a bin shed and outside tap.

## Tenure

Freehold

## Property Details

Local Authority: Darlington

Council Tax Band: A

Annual Price: £1,506

Conservation Area: No

Flood Risk: Very low

Floor Area: 0 ft 2 / 0 m 2

Plot size: 0.05 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

3 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability

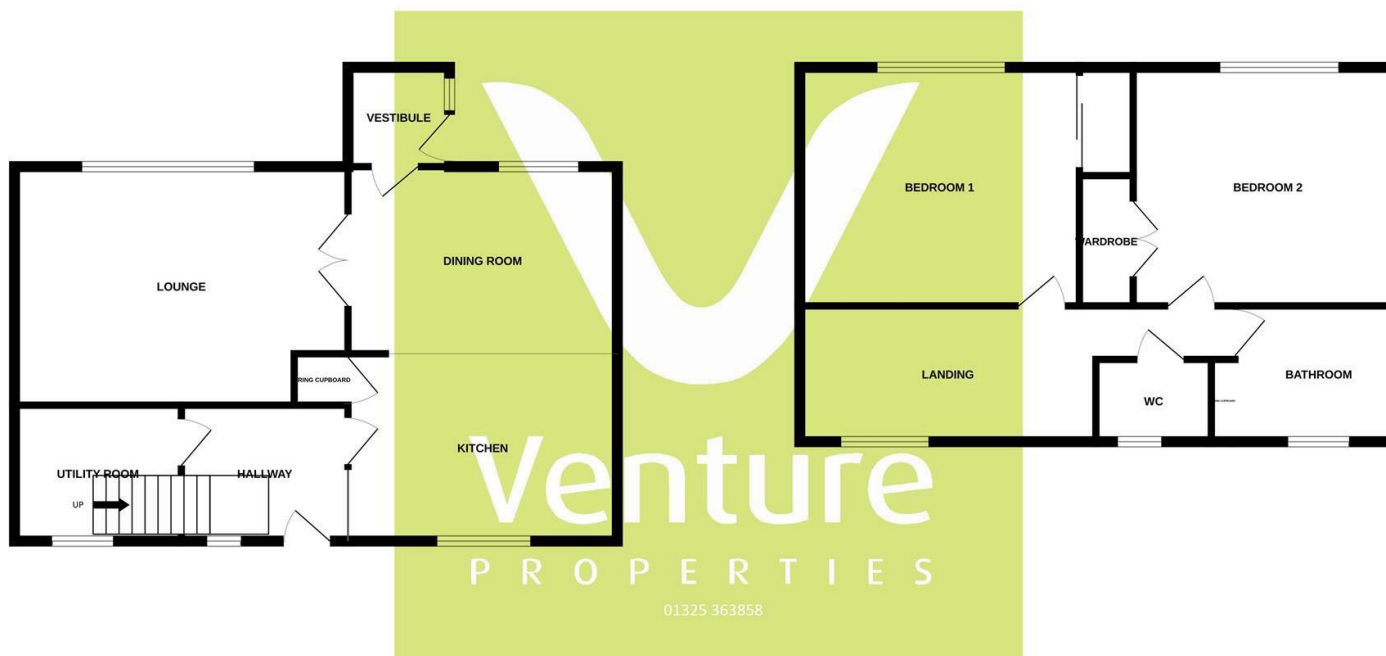
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Sky

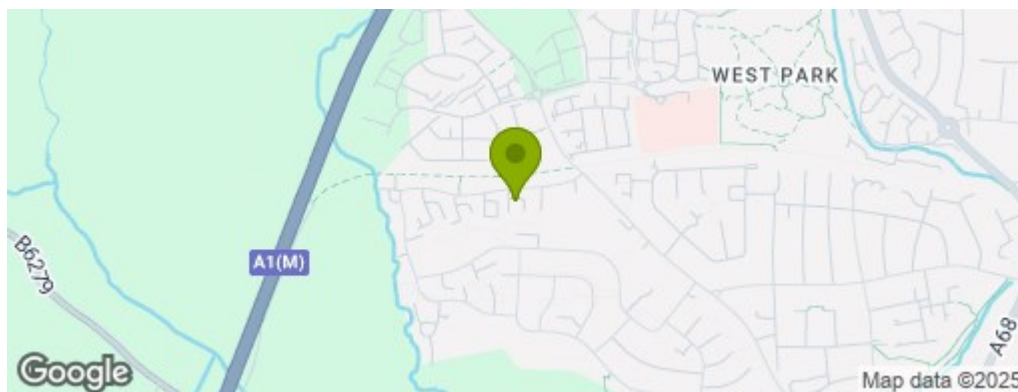
## Note

GROUND FLOOR

1ST FLOOR



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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## Property Information

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