



Morpeth Avenue

Darlington DL1 2QZ

Offers Over £165,000



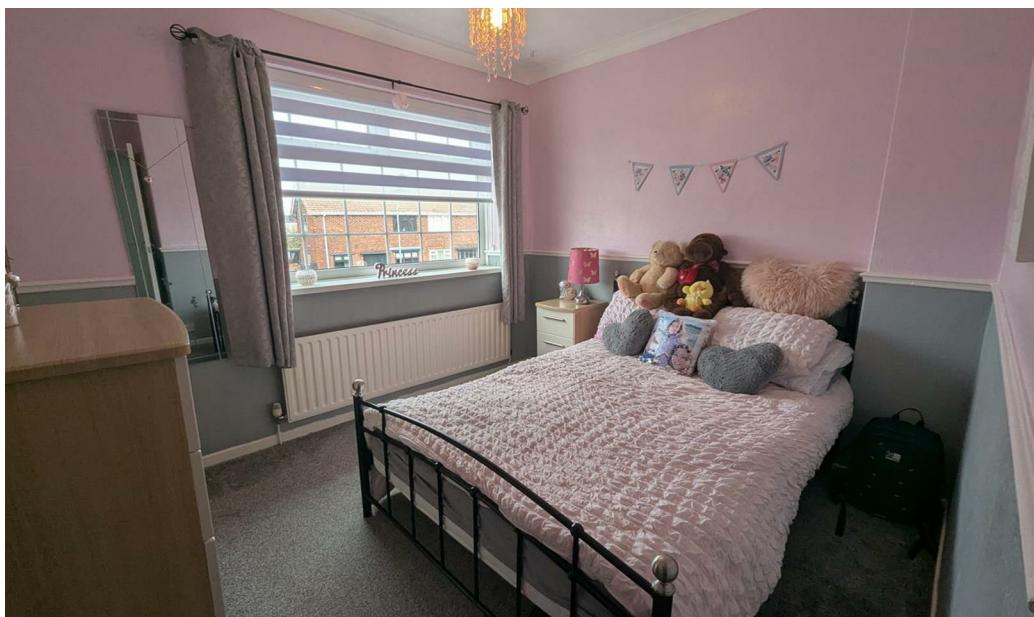
Venture
PROPERTIES



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Morpeth Avenue

Darlington DL1 2QZ



- Three Bedroom Semi Detached Property
- Generous Rear Garden

Located on Morpeth Avenue in the Haughton area of Darlington, this well maintained and immaculately presented three-bedroom semi-detached house offers a perfect blend of modern living and traditional charm. Set on a generous plot, the property has been thoughtfully extended and is presented in immaculate condition, making it an ideal home for families or those seeking a spacious retreat.

Upon entering, you are greeted by two inviting reception rooms that provide ample space for relaxation and entertaining. The modern fitted kitchen is a highlight, designed with both style and functionality in mind, ensuring that cooking and dining experiences are enjoyable. The property also boasts a beautifully designed bathroom, enhancing the overall appeal of the home.

One of the additional features of this property is the enclosed sun room leading into the rear garden, offering indoor/outdoor all year round use.

With three well-proportioned bedrooms, this home provides comfortable living for all family members. The large plot allows for potential outdoor activities and gardening, making it a wonderful space for children to play or for hosting summer gatherings.

Given its prime location and the quality of the accommodation on offer, viewing this property is highly recommended to avoid disappointment.

Entrance Hall

Composite door to side, staircase to first floor, laminate flooring, radiator and Upvc double glazed window to front.

Lounge

18'07 x 10'01 (5.66m x 3.07m)

Upvc double glazed window to front and Upvc double doors to conservatory. Fireplace with gas fire and radiator.

Kitchen/Diner

10'07 x 18'07 (3.23m x 5.66m)

Upvc double glazed windows to front and rear, fitted with a stylish range of cream wall, base and drawer units. Five ring gas hob, integrated double oven with

- Haughton Location
- Council Tax Band A

extractor over and deep pan drawer. Composite sink unit with mixer tap, integrated fridge freezer, washing machine and dishwasher. Spotlights to ceiling, laminate floor and space for table and chairs.

Conservatory/Garden Room

20'01 x 9'01 (6.12m x 2.77m)

Upvc double glazed windows to front and rear and sliding doors to sun room, ceiling spotlights.

Sun Room

11'03 x 12'08 (3.43m x 3.86m)

An enclosed sun room with Upvc double glazed sliding doors to the rear, window to rear and Upvc door to the courtyard, resin decking.

First Floor Landing

Bedroom One

12'07 x 9'07 (3.84m x 2.92m)

Upvc double glazed window to rear and fitted wardrobes.

Bedroom Two

10'0 x 9'02 (3.05m x 2.79m)

Upvc double glazed window to front, storage cupboard, radiator and access to loft via drop down ladder.

Bedroom Three

8'11 x 7'0 (2.72m x 2.13m)

Upvc double glazed window to rear, storage cupboard and radiator.

Family Bathroom

A modern bathroom with two Upvc double glazed obscure windows to rear, panelled bath with mixer tap and spray. Shower cubicle with waterfall and spray. Low level w.c, wash hand basin in vanity, fully tiled walls and spotlights to ceiling.

Externally

To the front is a block paved drive offering ample parking.

To the rear there are lawn, patio and pebbled areas and a pond.

There is a brick built shed with Upvc door and CCTV, power and light.

- Close to Local Schools
- Epc Rating tbc

Council Tax

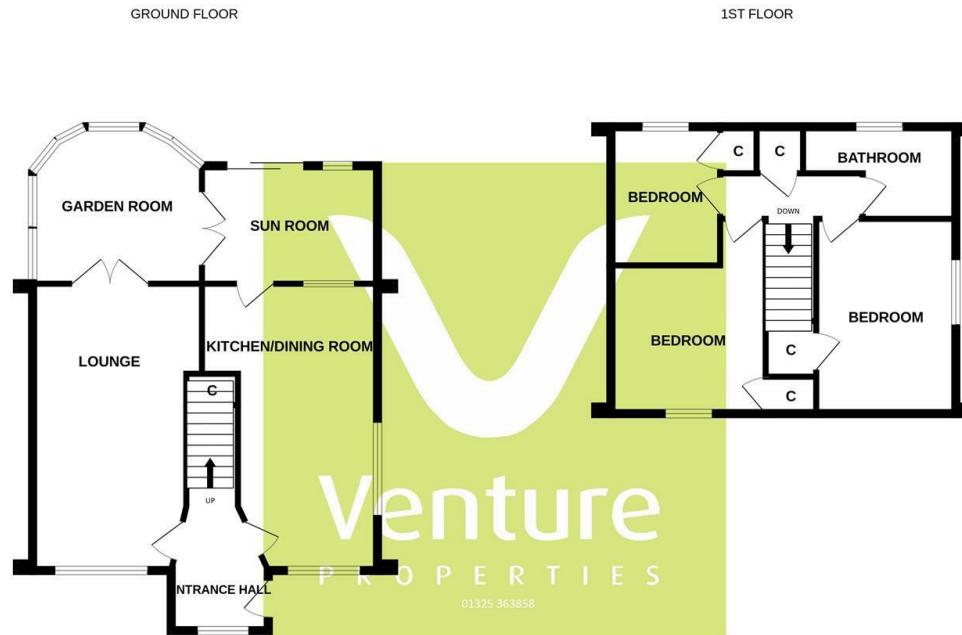
Band A

Tenure

Freehold

Note

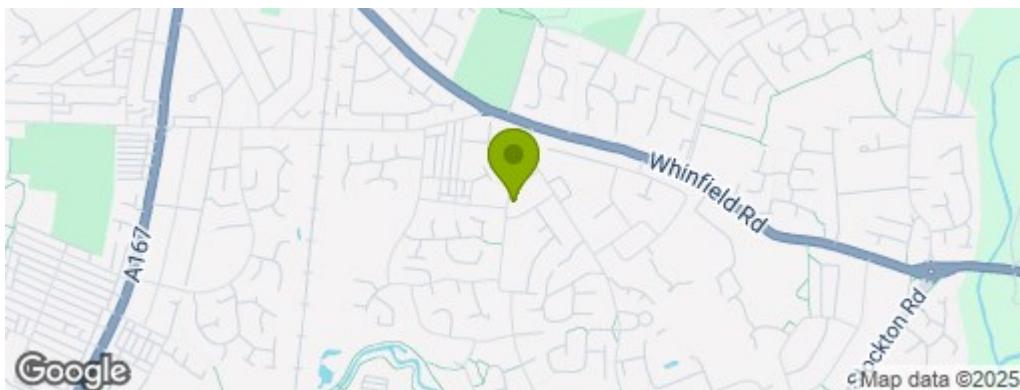
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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