Browdie Road

Darlington DL2 2WQ

Offers Over £200,000

Venture
PROPERTIES

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Browdie Road

Darlington DL2 2WQ

x 3 x 2 x 1

- Three Bedroom Semi-Detached Property
- Spacious Rooms
- EPC Rating B
- Sought After West Park Area of Darlington
- Close to Amenities and Nature Reserve
- Viewing Recommended
- Off Street Parking
- Council Tax Band C

In the desirable West Park area of Darlington, this delightful three-bedroom semi-detached house on Browdie Road offers a perfect blend of comfort and convenience. The property is well presented throughout, making it an ideal choice for families or professionals seeking a welcoming home.

Upon entering, you will find a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. The house boasts three generously sized bedrooms, ensuring ample space for everyone, the main bedroom boasting an en-suite shower room which adds to the practicality of the home.

One of the standout features of this property is the off-street parking for two cars, which is a rare find in this sought-after location. The rear garden offers a easy maintained outdoor space, ideal for enjoying sunny days or hosting barbecues with family and friends.

With its excellent presentation and thoughtful layout, this semi-detached house is not just a property; it is a place to create lasting memories. Whether you are looking to settle down or invest in a promising area, this home on Browdie Road is certainly worth considering.

Entrance Hall
Composite door to front, staircase to first floor landing with storage under, radiator and laminate flooring.

Lounge
15'03 x 10'09 (4.65m x 3.28m)
Upvc double glazed window to front, bi-fold doors to side and radiator.

Kitchen/Diner
15'0 x 8'08 (4.57m x 2.64m)
Two Upvc double glazed windows to front and side, fitted grey wall, base and drawer units, one and a half bowl sink with mixer tap. Four ring gas hob with extractor over and eye level oven. Integrated fridge freezer, concealed boiler, space for a washing machine and table and chairs, spotlights to ceiling, laminate floor and radiator.

Ground Floor Cloaks
With low level w.c and wash hand basin.

First Floor Landing

Bedroom One
10'10 x 9'04 (3.30m x 2.84m)
Upvc double glazed window to front, fitted wardrobes with sliding mirrored doors and radiator.

En-Suite
Upvc double glazed obscure window to front, shower cubicle, low level w.c, wash hand basin and heated towel rail. Vinyl flooring.

Bedroom Two
12'03 x 6'02 (3.73m x 1.88m)
Upvc window to side, laminate flooring and radiator.

Bedroom Three
8'08 x 8'07 (2.64m x 2.62m)
Upvc double glazed window to rear and radiator.

Bathroom
Upvc double glazed window to front, low level w.c, wash hand basin, heated towel rail and vinyl flooring.

Externally
To the front there is a driveway for off street parking. There is also gated entrance to the rear.
To the rear is an enclosed garden laid to paving with gated side access.

Tenure
Freehold

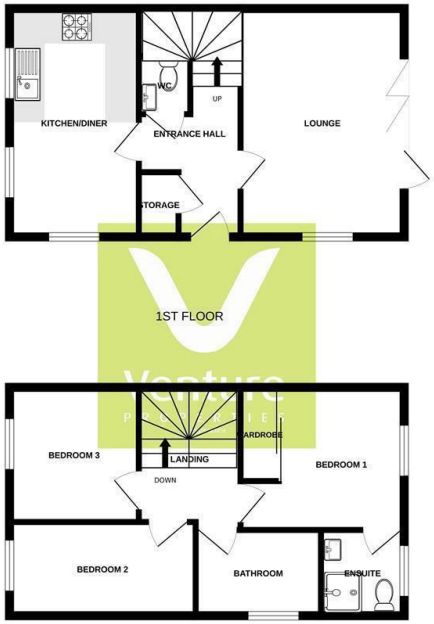
Property Details
Local Authority: Darlington
Council Tax Band: C

Annual Price: £2,108
Conservation Area No
Flood Risk Very low
Floor Area 807 ft 2 / 75 m 2
Plot size 0.04 acres (2 Plots)
Mobile coverage
EE
Vodafone
Three
O2
Broadband
Basic
3 Mbps
Ultrafast
10000 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

Note
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.

GROUND 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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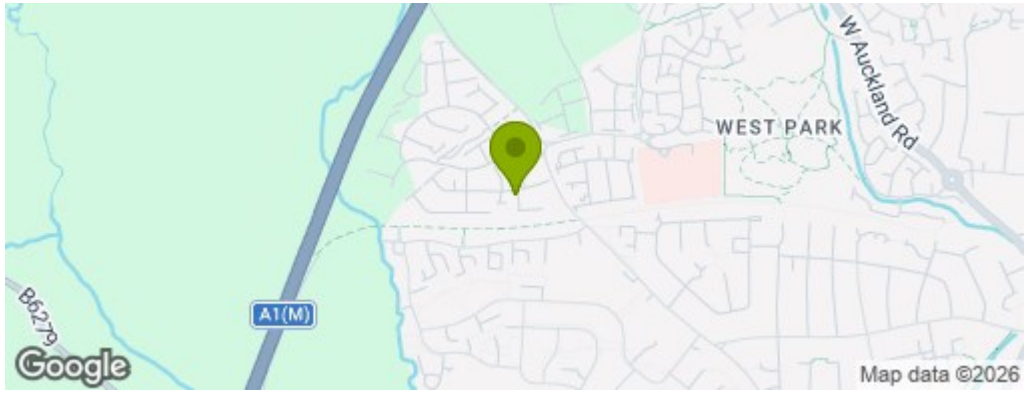

Property Information

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