



**Alwyn Road**

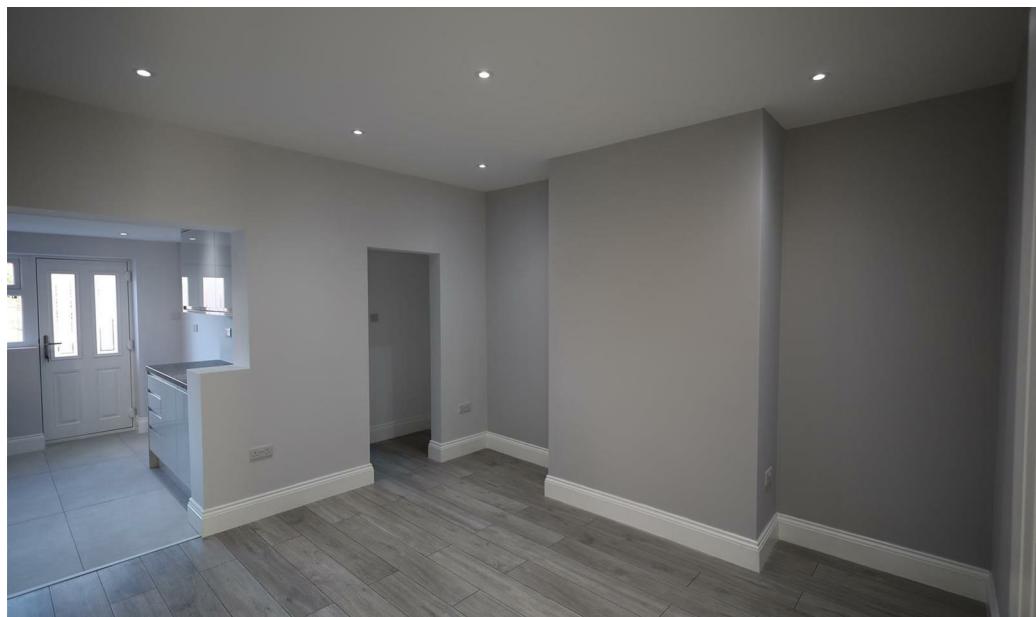
Darlington DL3 0AJ

Offers Over £185,000





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# Alwyn Road

Darlington DL3 0AJ



x 3



x 2



x 2

- Three Bedroom Semi-Detached Property
- Immaculately Presented

## Wow!

A property that is sure to impress, after undergoing extensive and expensive renovations.

The property has never been lived in since being renovated and very little needs to be done to make it your home.

The renovation works done are extensive and of very high standards, work done includes renewed heating and plumbing systems, electrical works, new ceilings throughout and plastering to all walls to provide a high quality finish.

The property is well insulated which is shown by an EPC of 'C' (above average for this type of property).

The new kitchen, bathroom and toilet are finished with large format 1200mm x 600mm tiles, which give the property a very modern and impressive look.

The bathroom is well equipped with large non slip tiles, a large shower cubicle with low access, a wall hung vanity unit with drawers, a full size bath and hygienic rimless toilet with soft close seat.

The kitchen has large format non slip tiles to the floor, grey gloss kitchen units with soft close doors and drawers, new oven, hob and extractor fan. Ample space for fridge freezer, washing machine, dryer or dishwasher, additional space and plumbing is available for a washing machine or dryer under the stair cupboard which has laminate floor.

The upstairs toilet is finished with large format tiles, wall hung vanity unit, hygienic rimless toilet with soft close seat.

The property has 12mm laminate flooring throughout and new contrasting carpets to the hall, stairs and landing.

The garden is neat and spacious with two patio areas.

Off street parking may be possible by removing the front garden wall and/or by agreement with the neighbouring property.

## Entrance Hall

With staircase to first floor landing.

## Lounge

11'3 x 11'10 (3.43m x 3.61m)

Upvc double glazed bay window to front, wall mounted flame effect fire and radiator. Laminate flooring.

- Popular Harrowgate Hill Location
- No Chain

- Newly Re-Furbished Throughout
- Epc Rating C

## Dining Room

12'4 x 11'9 (3.76m x 3.58m)

With spotlights to ceiling and radiator, this room is open plan to the kitchen and downstairs Bathroom, there is also a handy under stairs storage cupboard.

## Kitchen

9'9 x 8'10 (2.97m x 2.69m)

Upvc double glazed windows to rear and side, fitted with grey gloss wall, base and drawer units, contrasting worktops and stainless steel sink unit with mixer tap. There is an electric ceramic hob and oven with extractor over and space for a fridge freezer and washing machine. Spotlights to ceiling, tiled floor and composite part glazed door to rear.

## Ground Floor Bathroom

Upvc double glazed obscure window to rear, newly fitted, large walk in shower cubicle with waterfall and spray, bath with mixer tap, low level w.c and wash hand basin in vanity. There are spotlights to the pvc ceiling, with fully tiled walls and floor.

## Bedroom One

12'2 x 9'6 (3.71m x 2.90m)

Upvc double glazed window to rear, radiator and laminate flooring.

## Bedroom Two

11'3 x 8'9 (3.43m x 2.67m)

Upvc double glazed window to front, radiator and laminate flooring.

## Bedroom Three

7'9 x 5'11 (2.36m x 1.80m)

Upvc double glazed window to front, radiator and laminate flooring.

## First Floor W.C

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

Fully tiled walls and floor.

## Externally

To the front there is access to the rear garden.

To the rear is a well presented garden, which is mainly laid to a raised lawn with separate block paved patio area.

## Council Tax

The property is currently de-listed but will likely be Band B when renovation is complete.

## Tenure

Freehold

## 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.

## Property Information

Local Authority

Darlington

Council Tax

Band:

Deleted

Annual Price:

£

Conservation Area

Nb

Flood Risk

No Risk

Floor Area

936 ft 2 / 87 m 2

Plot size

0.04 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

7Mbps

Superfast

79 Mbps

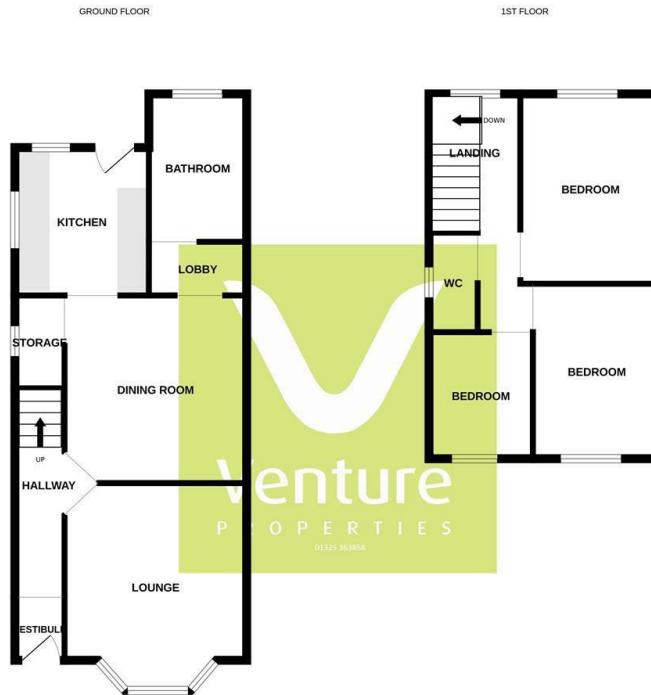
Ultrafast

9000 Mbps

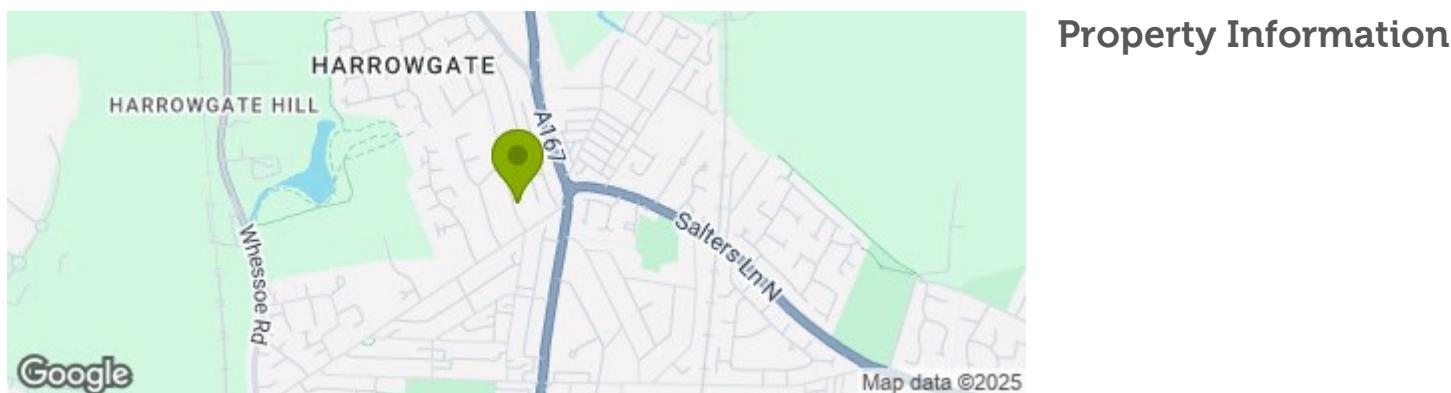
Satellite / Fibre TV Availability

BT

Sky



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