



**Washbrook Drive**

Darlington DL3 0JA

**£175,000**







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# Washbrook Drive

Darlington DL3 0JA



- Three Bedroom Family Home
- Generous Off Street Parking
- Enclosed Rear Garden

- Popular Harrowgate Hill Area of Darlington
- Converted Garage to Rear
- Council Tax Band B

- Very Well Presented
- Excellent Travel Links
- Epc tbc

Nestled in the desirable area of Washbrook Drive, Darlington, this charming three-bedroom semi-detached house offers a perfect blend of comfort and convenience. Upon entering, you will find a well-presented reception room that provides a warm and inviting space for relaxation and entertaining. The property boasts three spacious bedrooms, ideal for families or those seeking extra space for guests or a home office.

The bathroom is thoughtfully designed, ensuring functionality and comfort for daily routines. One of the standout features of this home is the converted garage, which adds versatility to the living space, allowing for additional storage or a potential playroom.

Outside, the property benefits from generous off-street parking, making it easy for residents and visitors alike. The location is particularly advantageous, as it is close to various travel links, providing easy access to the wider region and beyond.

This delightful home on Washbrook Drive is perfect for those looking for a well-maintained property in a convenient location. Whether you are a first-time buyer or seeking a family home, this house is sure to meet your needs and expectations. Do not miss the opportunity to make this lovely property your own.

## Entrance Hall

Upvc door to front and double glazed window to side, staircase to first floor landing and radiator.

## Lounge

15'8 x 10'11 (4.78m x 3.33m)

Upvc double glazed window to front, coving to ceiling, fireplace with marble hearth and inset fire. Under stairs storage, spotlights to ceiling, wood flooring and radiator.

## Kitchen/Diner

14'1 x 8'7 (4.29m x 2.62m)

Upvc double glazed window to rear, coving to ceiling, fitted wall, base and drawer units with breakfast bar. integrated fridge freezer, wine cooler, dishwasher, washing machine and bins. Stainless steel sink with mixer tap, integrated electric hob with extractor over, tiled splashback and eye level oven. Spotlights to ceiling, vertical radiator and French doors to rear.

## First Floor Landing

Upvc double glazed window to side and access to loft.

## Bedroom One

14 x 7'7 (4.27m x 2.31m)

Upvc double glazed window to front, coving to ceiling and radiator.

## Bedroom Two

10'5 x 7'6 (3.18m x 2.29m)

Upvc double glazed window to rear, coving to ceiling, part panelled feature wall, spotlights to ceiling and radiator.

## Bedroom Three

7'6 x 6'5 (2.29m x 1.96m)

Upvc double glazed window to front, coving to ceiling, part panelled feature wall, storage cupboard and radiator.

## Bathroom

Upvc double glazed obscure window to rear, bath with shower over and screen, w.c, wash hand basin and heated towel rail.

## Externally

To the rear is mainly laid to lawn with patio area and raised decking. Converted garage, creating an extra room with power and light along with under floor heating. Garage is split for storage.

## Tenure

Freehold

## Property Details

Local Authority: Darlington

Council Tax Band: B

Annual Price: £1,845

Conservation Area No

Flood Risk Very low

Floor Area 0 ft 2 / 0 m 2

Plot size 0.05 acres

Mobile coverage

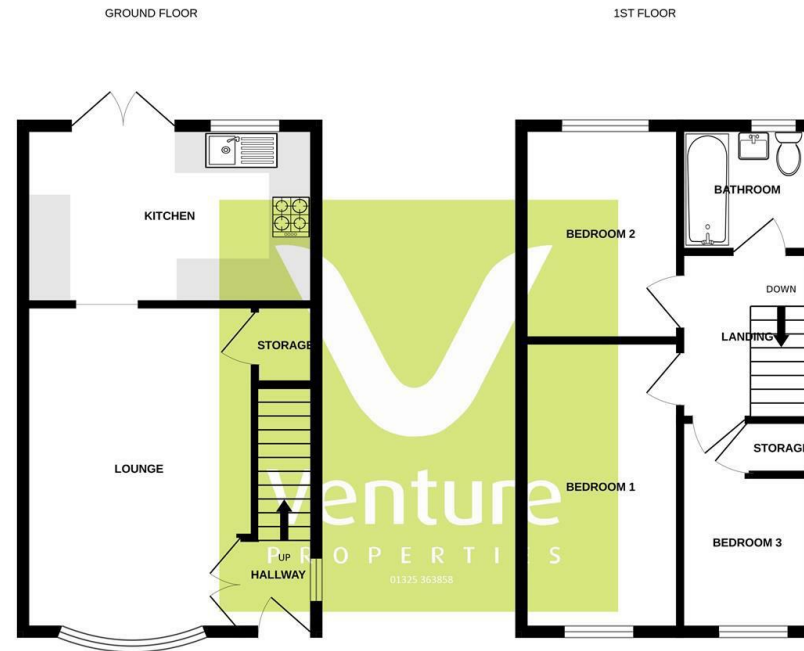
EE  
Vodafone  
Three  
O2  
Broadband

Basic  
5 Mbps  
Superfast  
80 Mbps  
Ultrafast  
1000 Mbps  
Satellite / Fibre TV Availability

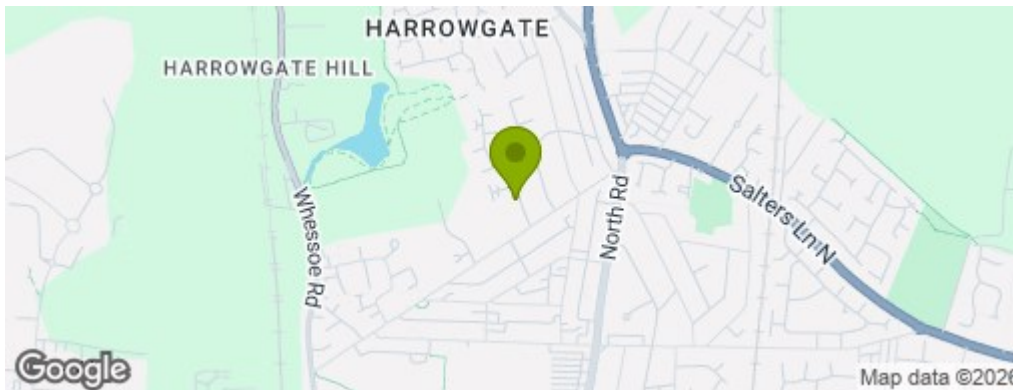
BT  
Sky  
Virgin

## 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.



While 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.



## Property Information

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