



## Hensfield Grove

Darlington DL3 0GT

£170,000





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# Hensfield Grove

Darlington DL3 0GT



- Two Bedroom Semi Detached Property
- Close to Local Schools and Shops
- EPC Rating C

- Off Street Parking and Garage
- Generous Rear Garden
- Transport Links to Nearby Darlington Town Centre

- Popular Cockerton Area of Darlington
- Council Tax Band B

Hensfield Grove, Darlington, this delightful semi-detached house presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts two well-proportioned bedrooms, making it ideal for small families, couples, or individuals looking for extra space.

Upon entering, you will find a welcoming reception room that offers a perfect setting for relaxation or entertaining guests. The layout is both practical and appealing, ensuring that every corner of the home is utilised effectively. The property also features a well-appointed bathroom, catering to all your daily needs.

With off-street parking for up to two vehicles, providing convenience and peace of mind and a garage, for further storage and security.

The outdoor space is equally impressive, with gardens to both the front and rear of the property. These gardens provide a lovely area for outdoor activities, gardening, or simply enjoying the fresh air in a tranquil setting.

Overall, this semi-detached house in Hensfield Grove is a wonderful blend of comfort, practicality, and outdoor space, making it a perfect choice for anyone looking to settle in this delightful part of Darlington. Don't miss the chance to make this charming property your new home.

## Entrance Porch

Door to front and Upvc double glazed window to side.

## Lounge

15'1" x12'5" (4.62 x3.81)

Upvc double glazed window to front, coving to ceiling and staircase to first floor landing with storage under. Part panelling to feature wall and solid wood flooring.

## Kitchen

12'7" x 9'6" (3.84 x 2.90)

Upvc double glazed window and door to rear, fitted with wall, base and drawer units including deep pan drawers, integrated composite sink with mixer tap. Integrated fridge freezer and washing machine. Gas hob with extractor over and mirrored splashback. Eye level oven and solid wood flooring.

## First Floor Landing

With airing cupboard.

## Bedroom One

12'7" x 8'11" (3.84 x 2.74)

Upvc double glazed window to rear and radiator.

## Bedroom Two

12'0" x 7'6" (3.66 x 2.29)

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

## Bathroom

Panelled bath with shower over and screen, low level w.c and wall mounted wash hand basin with vanity under. Part tiled walls.

## Externally

To the front is a driveway giving access to garage and the rear of the property.

To the rear is an enclosed garden, mainly laid to paving with pebble and Astro turf areas.

## Tenure

Leasehold

## Property Details

Local Authority: Darlington

Council Tax Band: B

Annual Price: £1,845

Conservation Area No

Flood Risk Very low

Floor Area 688 ft 2 / 64 m 2

Plot size 0.04 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

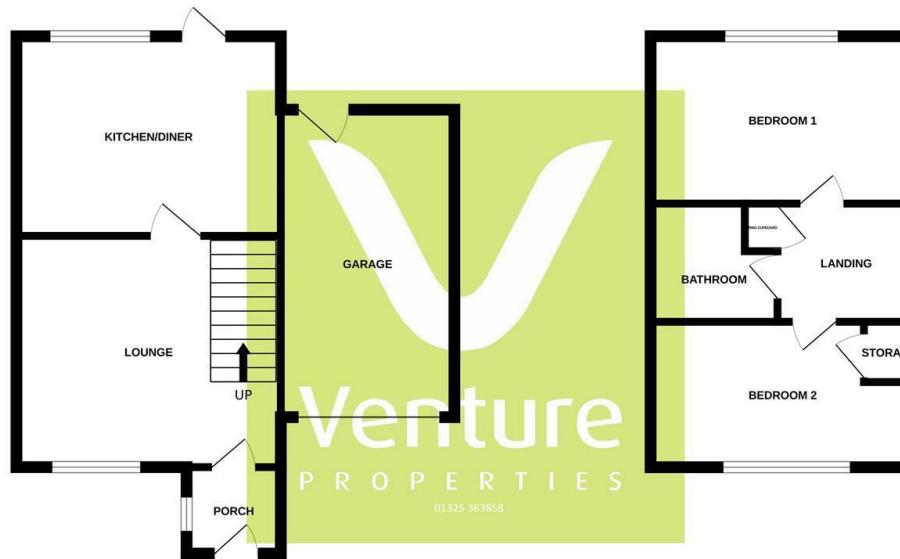
Basic  
14 Mbps  
Superfast  
80 Mbps  
Ultrafast  
10000 Mbps  
Satellite / Fibre TV Availability  
BT  
Sky  
Virgin

## 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

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 inaccuracy. All dimensions, areas and positions are approximate 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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