



Audrey Grove

Darlington DL1 4PD

Offers Over £117,500





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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- Two Bedroom Semi-Detached Property
- Rear Garden

- Open Plan Aspect
- Council Tax Band A

- Off Street Parking
- Epc Rating D

Well positioned in a quiet cul-de-sac in Audrey Grove, within the desirable Eastbourne area of Darlington, this mature semi-detached house presents an excellent opportunity for both first-time buyers and those seeking a peaceful retreat. The property boasts two spacious double bedrooms, ensuring ample room for relaxation and comfort.

Upon entering, you are welcomed into an open plan lounge, dining room, and kitchen, creating a warm and inviting space perfect for entertaining or enjoying family time. The layout is designed to maximise light and space, making it a delightful area to unwind after a long day.

Parking is made easy with space for one vehicle, adding to the convenience of this lovely home. With no onward chain, you can move in without delay and start making memories in your new abode.

This property is ideally situated in a quiet neighbourhood, yet remains close to local amenities, schools, and transport links, making it a perfect choice for families and professionals alike. Do not miss the chance to view this delightful home in Darlington, where comfort and convenience await.

Entrance Hall

Composite door to side, staircase to first floor landing, laminate floor and radiator.

Lounge/Kitchen/Diner

27'09 x 9'06 (8.46m x 2.90m)

Open plan throughout.

Lounge area has Upvc double glazed bow window to front, fireplace with marble back and hearth with gas fire. Space for a table and chairs.

Kitchen Area

Upvc double glazed window to rear and door to side with two additional Velux windows. Fitted with cream gloss wall, base and drawer units. Composite sink with mixer tap. Four ring gas hob with extractor over and integrated oven. There is space for a washing machine and fridge freezer. Part tiled walls and tiled floor, vertical radiator and under stairs storage.

Staircase/Landing

Upvc double glazed window to rear.

Bedroom One

10'09 x 13'08 (3.28m x 4.17m)

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

Bedroom Two

9'08 x 7'04 (2.95m x 2.24m)

Upvc double glazed window to rear and radiator.

Bathroom

Upvc double glazed window to rear, fitted with P shaped bath with shower over and screen. Wash hand basin in vanity, heated towel rail, spotlights to ceiling and tiled floor.

Externally

To the front there is off street parking for a few vehicles and gated access to rear. To the rear is mainly laid to lawn with patio area.

W.C

Upvc double glazed window to side, low level w.c and part tiled walls.

Tenure

Freehold

Property Details

Local Authority: Darlington

Council Tax Band: A

Annual Price: £1,506

Conservation Area: No

Flood Risk: Very low

Floor Area: 710 ft 2 / 66 m 2

Plot size: 0.06 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

3 Mbps

Superfast

54 Mbps

Ultrafast

10000 Mbps

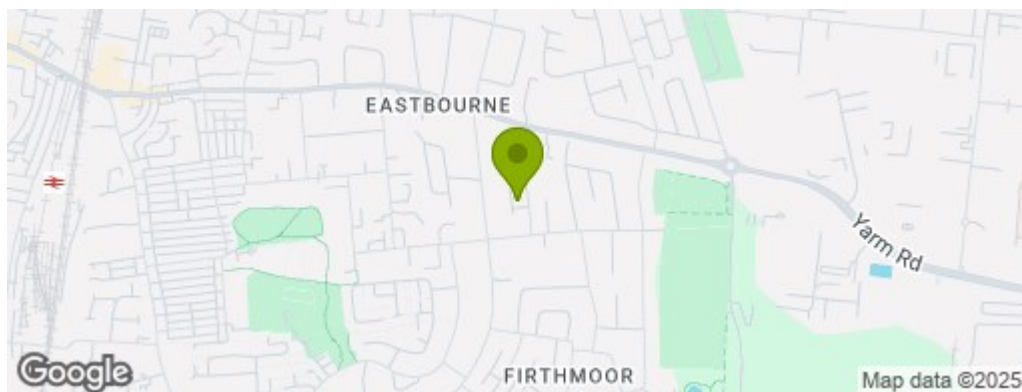
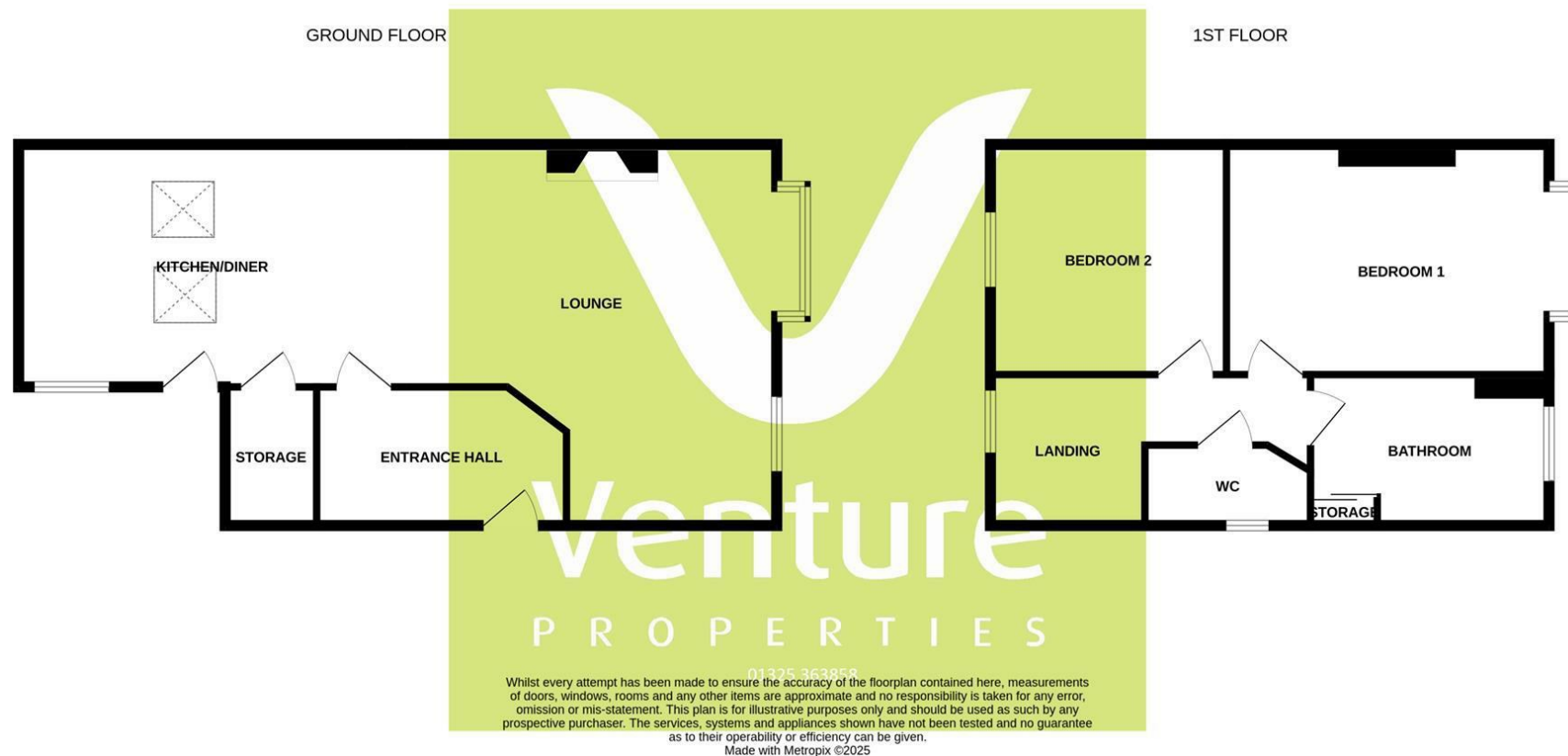
Satellite / Fibre TV Availability

BT

Sky

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

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