



**Chantilly Avenue**

Darlington DL1 3SA

**Offers Over £145,000**







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# Chantilly Avenue

Darlington DL1 3SA



- Three Bedroom
- Garage & Parking

- Detached Property
- EPC Rating D

- Gardens
- Council Tax Band C

A spacious three bedroom detached home comes to the market in the popular Whinfield location, the home has great family accommodation with Lounge, Dining Room, Kitchen and Conservatory to the rear. The property is gas central heated and double glazed with gardens to the front and rear with off street parking leading to a Garage.

We believe that this property would suit the needs of a wide range of purchasers and viewing is advised.

In brief the accommodation comprises of, Entrance Hall, Lounge, Dining Room, Kitchen, Conservatory, First Floor three Bedrooms, Bathroom/W.C. Gardens, Driveway and Garage.

## Entrance Hallway

With front door and stairs to the first floor.

## Lounge

10'11 (3.33m)

Situated to the front with double glazed window and central heating radiator.

## Dining Room

14'11 x 9'03 (4.55m x 2.82m)

Situated to the rear with open access into the Kitchen, door leading into the Conservatory.

## Kitchen

8'11 x 7'10 (2.72m x 2.39m)

Situated to the rear with a range of wall and floor units with contrasting work surfaces, plumbing for a washing machine, integrated oven and hob with overhead extractor unit and double glazed window to the rear elevation.

## Conservatory

10'00 x 7'07 (3.05m x 2.31m)

Situated to the rear with double glazed window and french doors leading out to the rear garden.

## Staircase/Landing

With window to side elevation.

## Bedroom One

13'03 x 8'03 (4.04m x 2.51m)

Situated to the front with double glazed window, gas central heating radiator and fitted robes.

## Bedroom Two

10'09 x 8'05 (3.28m x 2.57m)

Situated to the rear with double glazed window, and gas central heating radiator.

## Bedroom Three

9'02 x 5'11 (2.79m x 1.80m)

Situated to the front with double glazed window, gas central heating radiator and fitted robes.

## Family Bathroom

With a modern suite comprising panelled bath with overhead shower, pedestal wash hand basin and low level W.C.

## Externally

The home stands on a prime plot having gardens to the front and rear, the rear garden being laid to lawn with patio area, to the front a driveway can be found leading to a single Garage,

## 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

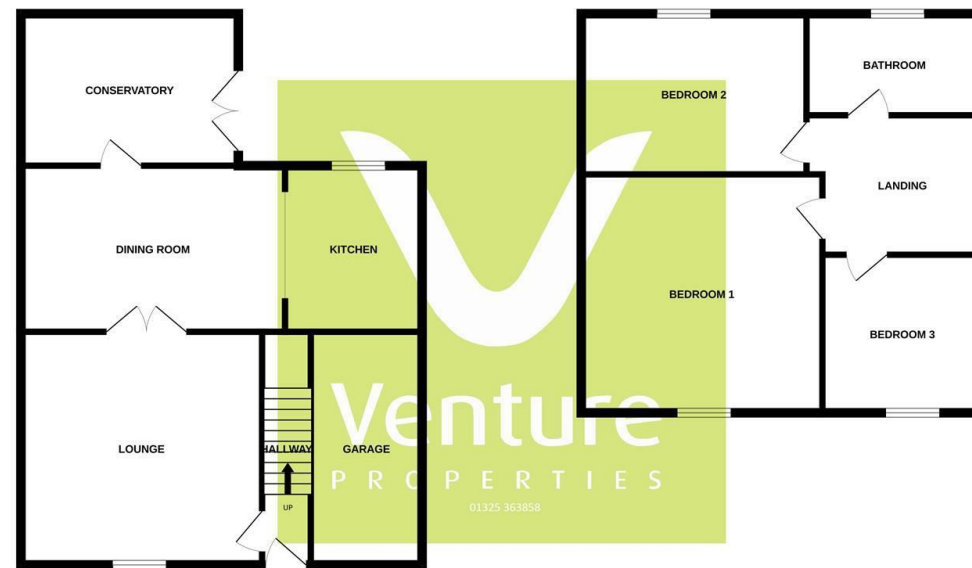
## Tenure

## Council Tax Band

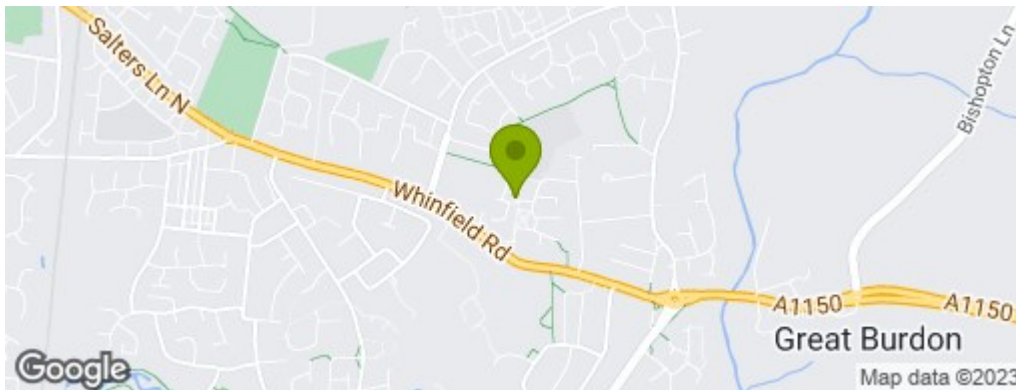
Band C

GROUND FLOOR

1ST FLOOR



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## Property Information

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