



**Whitby Way**

Darlington DL3 9UG

**Offers Over £80,000**







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# Whitby Way

Darlington DL3 9UG



- No Onward Chain
- Kitchen and Utility Room

- Three Bedrooms
- EPC Rating D

- Two Reception Rooms
- Council Tax Band A

Welcome to this mid terraced house located on Whitby Way in the sought-after Branksome Area near Cockerton Village allowing easy access to local amenities, schools, parks, and transport links, providing convenience for your daily needs. This property boasts two reception rooms, three bedrooms and comes to the market with no onward chain, making this house a smooth transition for potential buyers.

Although some updating is required, this presents a fantastic opportunity for personalization and adding value to the property. Whether you are a first-time buyer looking to create your dream home or an investor seeking a promising project, this house has great potential.

## Entrance Hall

Upvc door to front, stairs to first floor and ducted air vent. Cupboard housing heating system.

## Lounge

12'10 x 12'08 (3.91m x 3.86m)  
With sliding doors to rear and fireplace.

## Kitchen

7'09 x 8'00 (2.36m x 2.44m)  
Upvc double glazed window to front, fitted with wall, base and drawer units and stainless steel sink unit. There is a storage cupboard and space for a cooker and fridge freezer.

## Dining Room

10'06 x 9'07 (3.20m x 2.92m)  
Upvc double glazed window to rear.

## Utility

6'04 x 9'07 (1.93m x 2.92m)  
Double glazed window and door to side.

## Ground Floor Cloakroom

With a low level w.c. and wash hand basin.

## First Floor Landing

With storage cupboard.

## Bedroom One

12'01 x 10'06 (3.68m x 3.20m)  
Upvc double glazed window to rear, fitted wardrobes and radiator.

## Bedroom Two

10'03 x 11'05 (3.12m x 3.48m)  
Upvc double glaze window to rear and radiator.

## Bedroom Three

8'09 x 7'07 (2.67m x 2.31m)  
Upvc double glazed window to front and radiator.

## Bathroom

Upvc double glazed obscure window to front, fitted with panelled bath, shower, low level w/c and wash hand basin. There is also a radiator.

## Externally

To the rear is an enclosed south facing garden with gated access, which is mainly laid to lawn. There is a shed, brick built unit and patio area.

## Council Tax

Band

## Tenure

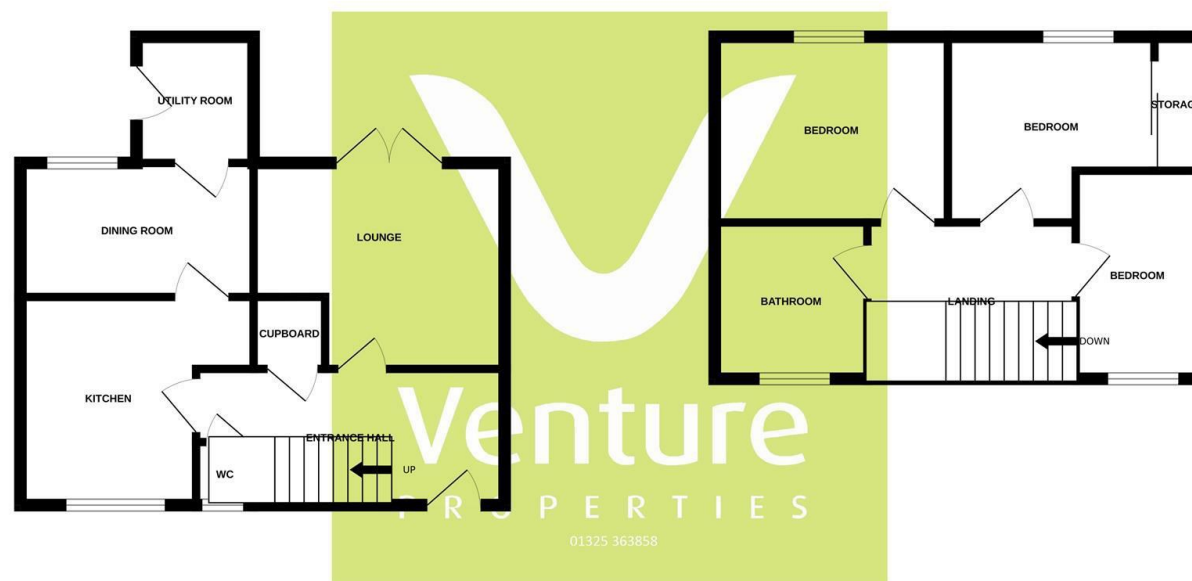
Freehold

## Note

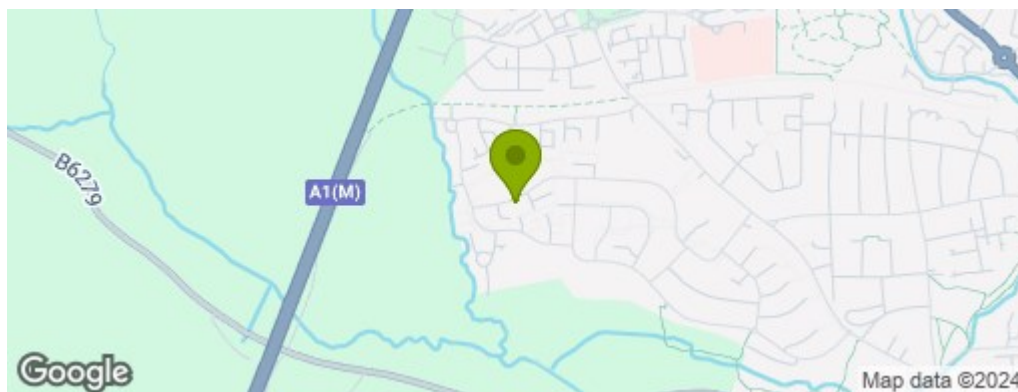
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GROUND FLOOR

1ST FLOOR



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## Property Information

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