



**Audrey Grove**  
Darlington DL1 4PD  
Offers Over £117,500





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# Audrey Grove

Darlington DL1 4PD



- Two Bedroom Semi-Detached Property
- Rear Garden

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

2709 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.

- Open Plan Aspect
- Council Tax Band A

- Off Street Parking
- Epc Rating D

## 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<sup>2</sup>

Plot size: 0.06 acres

Mobile coverage

EE

Vodafone

Three

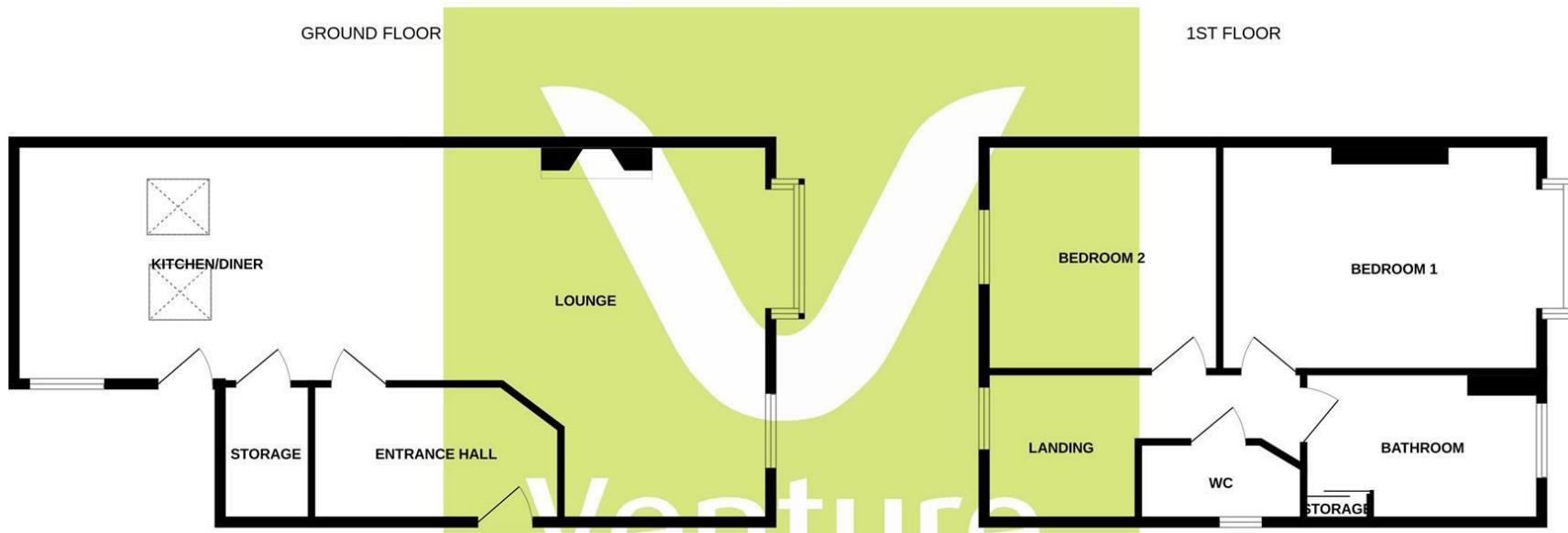
O2

Broadband

Basic  
3 Mbps  
Superfast  
54 Mbps  
Ultrafast  
10000 Mbps  
Satellite / Fibre TV Availability  
BT  
Sky

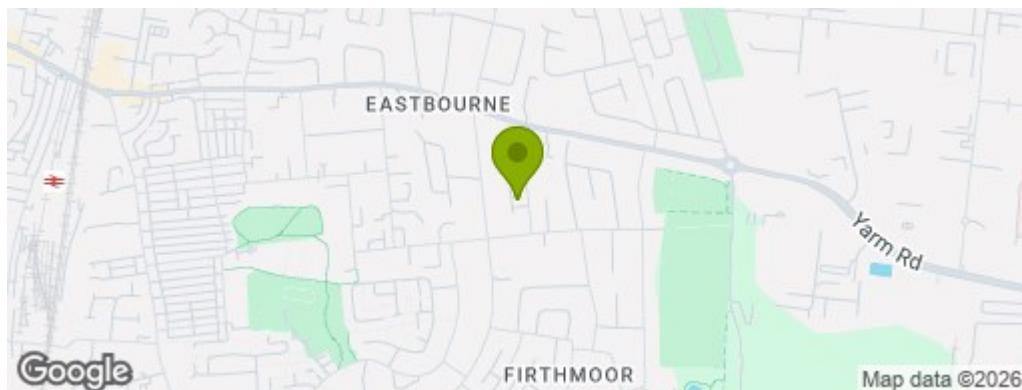
## Note

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**Venture**  
PROPERTIES

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 mis-statement. 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.  
01325 363858  
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## Property Information

**01325 363858**

45 Duke Street, Darlington, County Durham, DL3 7SD  
sales@venturepropertiesuk.com