



**Alwyn Road**  
Darlington DL3 0AJ  
£200,000





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# Alwyn Road

Darlington DL3 0AJ



x 3



x 1



x 1

- Three Bedroom Semi-Detached Property
- Immaculately Presented Throughout
- Epc Rating tbc

- Off Street Parking & Garage
- Viewing Highly Recommended
- Close to Travel & Transport Links

- Popular Harrowgate Hill Location
- Council Tax Band B
- Garden to Rear

In the desirable area of Harrowgate Hill, Alwyn Road presents a stunning semi-detached house that is perfect for families or those seeking a comfortable home. This delightful property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a welcoming area for entertaining guests or enjoying quiet evenings in. With a well equipped kitchen and open aspect dining area, meal times will be a pleasure for all.

The house features a conveniently located modern bathroom, ensuring that daily routines are both practical and efficient. One of the standout features of this property is off street parking.

With its appealing layout and fittings, this three-bedroom semi-detached house is an excellent opportunity for those looking to settle in a friendly neighbourhood. We highly recommend scheduling a viewing, don't miss out on the chance to make this lovely property your own.

## Entrance Hall

Composite door to front, staircase to first floor landing, spotlights to ceiling, wood flooring and radiator

## Lounge

11'9 x 11'9 (3.58m x 3.58m)

Upvc double glazed window to front, part panelled feature wall with lighting and radiator.

## Kitchen / Diner

19'3 x 9'9 (5.87m x 2.97m)

Upvc double glazed window and French doors to rear, fitted with wall, base and drawer units, integrated electric hob in breakfast island and integrated eye level oven and microwave. Integrated wine cooler, dishwasher, washing machine and fridge freezer. Under floor heating, vertical radiator, spotlights to ceiling and wood flooring. Plenty of space for a table and chairs.

## First Floor Landing

Upvc double glazed window to side and access to loft via drop down ladder, part panelled walls. Bright and airy.

## Bedroom One

11'8 x 9'11 (3.56m x 3.02m)

Upvc double glazed window to front, part panelled feature to wall and ceiling, and radiator.

## Bedroom Two

10'5 x 9'11 (3.18m x 3.02m)

Upvc double glazed window to rear and radiator.

## Bedroom Three

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

Upvc double glazed window to front, panelled feature wall and radiator.

## Bathroom

Two Upvc double glazed obscure windows to rear, freestanding bath with freestanding mixer taps and spray. Walk in shower, low level w.c, wash hand basin in vanity and heated towel rail. Tiled walls and floor.

## Externally

To the front there is off street parking on a gravelled drive and access to a single detached garage via an electric door, which is split for storage purposes and utility area. There is also an external car charger port, gated entrance to rear and raised sleeper beds.

To the rear there is an artificial lawn area, patio area and raised decking.

## Tenure

Freehold

## Property Details

Local Authority: Darlington  
Council Tax Band: B  
Annual Price: £1,845  
Conservation Area No  
Flood Risk Very low  
Floor Area 0 ft 2 / 0 m 2  
Plot size 0.05 acres  
Mobile coverage

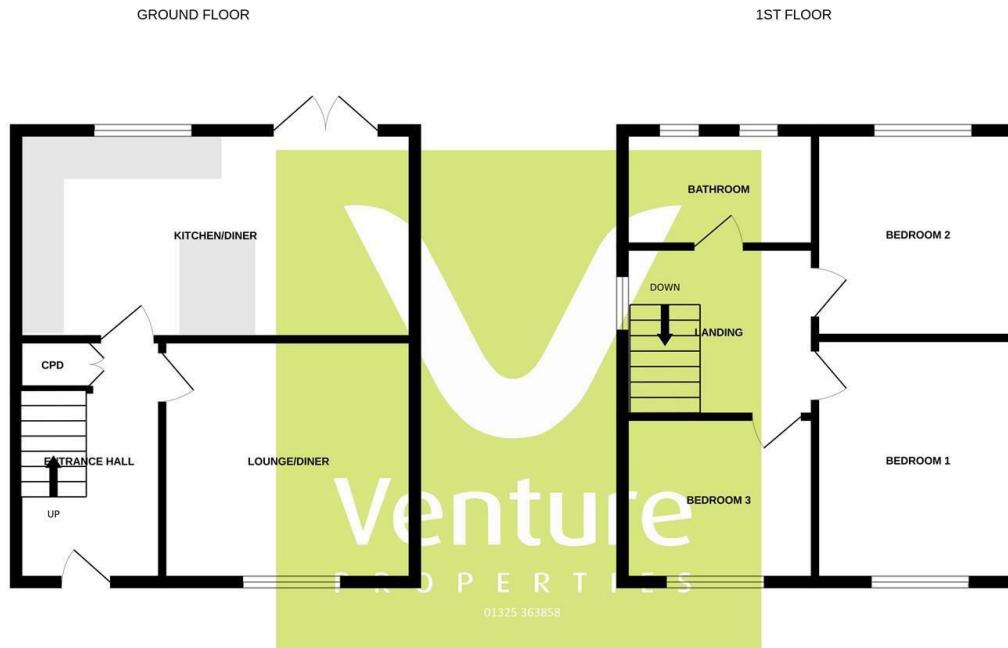
EE  
Vodafone  
Three  
O2  
Broadband

Basic  
6 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



33A ALWYN ROAD, DARLINGTON, DL3 0AJ.

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.  
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