



Abercorn Court
Darlington DL3 0GF
Offers Over £150,000





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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Abercorn Court

Darlington DL3 0GF



x 2



x 1



x 1

- Two Bedroom Modern Semi Detached House
- Parking For Two Cars To Front
- EPC Grade C

- Offered With No Chain
- Cul-De-Sac Location
- Council Tax Band

- South Facing Rear Garden
- Single Garage
- Must Be Seen

Nestled in the desirable High Grange development on the outskirts of Darlington, this well-appointed two-bedroom semi-detached house by Bellway presents an excellent opportunity for both first-time buyers and those looking to downsize. The property boasts a spacious reception room, perfect for entertaining or relaxing, alongside two comfortable bedrooms that provide ample living space.

The house features a well-maintained bathroom and benefits from a south-facing rear garden, ideal for enjoying sunny afternoons and outdoor gatherings. The front and rear gardens enhance the property's appeal, offering a pleasant outdoor space for gardening enthusiasts or families. Additionally, off-street parking for two cars and a single garage provide convenience and security for your vehicles.

Offered to the market with no chain, this property is ready for you to move in and make it your own. Its location is particularly advantageous, with easy access to local amenities, ensuring that everything you need is within reach. We highly recommend viewing this charming home at your earliest convenience to fully appreciate its potential and the lifestyle it offers.

Entrance Hall

With front door, window to side elevation and door into.

Lounge

17'6" x 13'1", 32'4" (5.34 x 4.99)

Situated to the front of the property with double glazed window to front elevation, gas central heating radiator, staircase to the first floor and door leading to dining kitchen.

Dining Kitchen

16'4" x 13'8" (4.99 x 4.18)

Situated to the rear with double glazed window to rear elevation, rear back door, a range of wall floor and drawer unit with contrasting worksurfaces, integrated oven and hob, overhead extractor unit, plumbing connections for an automatic washing machine and part tiled walls.

First Floor

With landing area, loft access and airing cupboard containing boiler.

Bedroom 1

14'9" x 11'7" (4.52 x 3.54)

Situated to the rear been a good double room with double glazed window, gas central heating radiator and fitted robes having hanging and storage space.

Bedroom 2

16'4" x 10'5" (4.99 x 3.20)

Situated to the front with double glazed window gas central heating radiator and over stairs storage cupboard.

Bathroom

9'1" x 8'2" (2.78 x 2.49)

With a refitted white suite comprising panel bath with overhead shower, pedestal wash handbasin, low-level WC, part tiled walls, gas central heating radiator and double glazed window.

Externally

The homestead in a quiet cul-de-sac location with offstreet parking to the front for two cars there was a single GARAGE (5.34M X 4.06M) with up and over roller style shutter door allowing car access. To the rear the home has a deceptively spacious rear garden of which is south facing which is laid to lawn with patio area.

Property Details

Local Authority: Darlington

Council Tax Band: B

Annual Price: £1,845

Conservation Area: No

Flood Risk Very low

Floor Area: 645 ft 2 / 60 m 2

Plot size: 0.04 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

1 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

BT

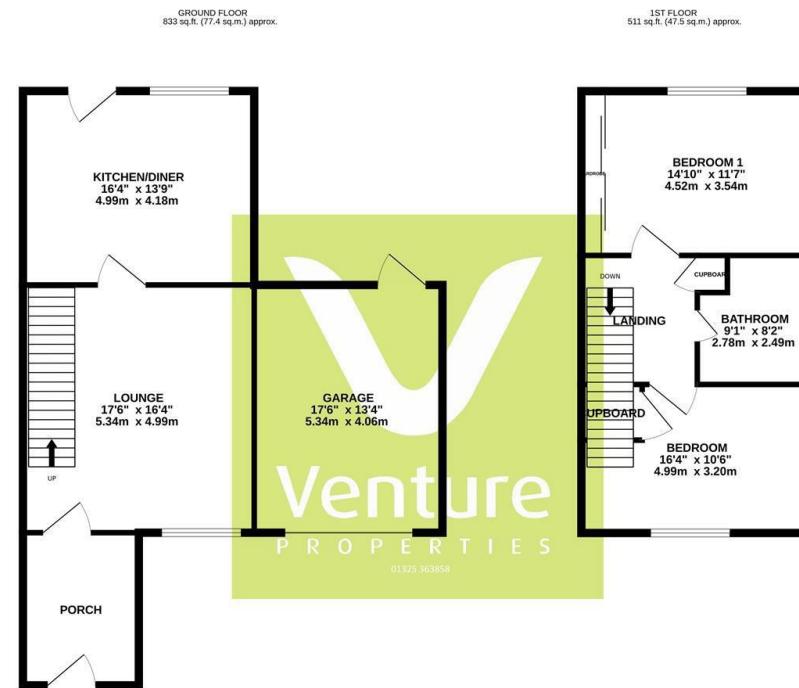
Sky

Tenure

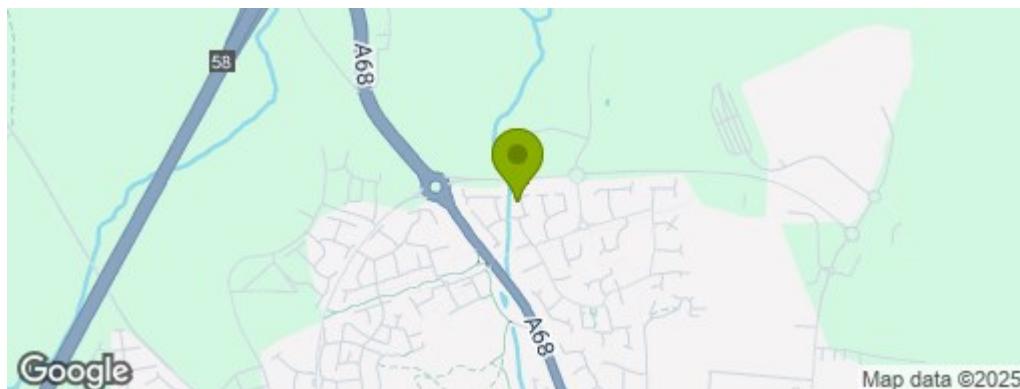
Freehold

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



TOTAL FLOOR AREA: 1345 sq.ft. (124.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the information 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 and fixtures mentioned have not been tested and no guarantee as to their operability or efficiency can be given.
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