



**Huxley Grove**

Darlington DL1 4HW

**Offers In The Region Of £95,000**







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# Huxley Grove

Darlington DL1 4HW



- Semi Detached
- Gardens Front and Rear

- Two Bedrooms
- Council Tax Band A

- No Onward Chain
- EPC Rating E

Fantastic price offered with No Chain. This well presented two bedroom semi detached property comes to the market with no onward chain and is located in the Eastbourne area of Darlington within easy reach of many facilities including retail parks, schools, railway station and bus routes. In our opinion the property will suit a variety of purchasers.

Viewing is recommended.

## Entrance Hall

Upvc door to the front, staircase to the first floor and radiator.

## Lounge

13'10 x 11'8 (4.22m x 3.56m)

Upvc double glazed window to the front, feature surround with electric fire, under stairs storage, radiator.

## Kitchen/Diner

14'11 x 6'11 (4.55m x 2.11m)

Upvc double glazed windows to the side and rear, fitted with a range of wall, base and drawer units, contrasting work surfaces, 4 ring gas hob, oven, space for fridge/freezer, space for washer, radiator and upvc door to the rear.

## First Floor

Landing. Upvc double glazed window to the side, radiator and access to the loft.

## Bedroom 1

15'1 x 12' (4.60m x 3.66m)

Two Upvc double glazed windows to the front and radiator.

## Bedroom 2

8'11 x 8'7 (2.72m x 2.62m)

Upvc double glazed window to the rear, radiator.

## Bathroom

Upvc double glazed window to the side, fitted with a suite comprising bath with shower over, low level wc, wash hand basin and radiator.

## Externally

The front garden is laid to lawn with gated access to the rear garden. The large rear garden is mainly laid to lawn.

## Council Tax

Band A

## Tenure

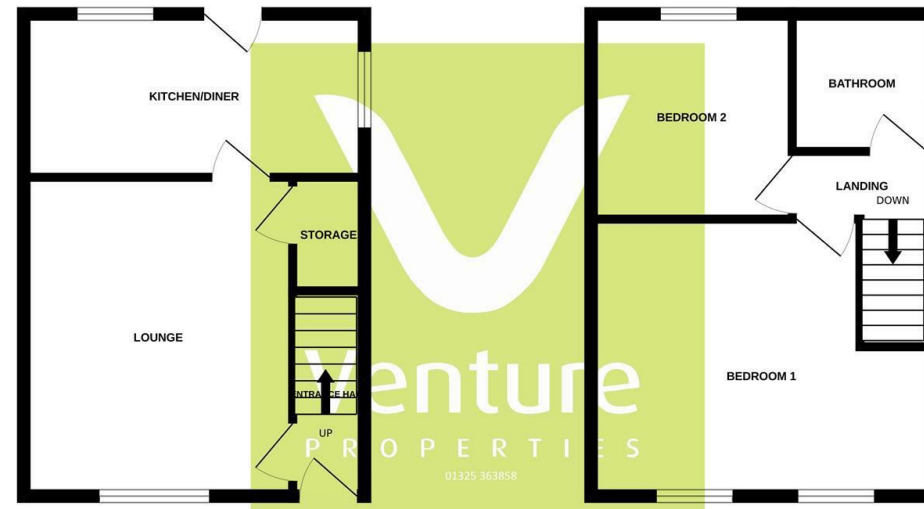
This property is freehold

## 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

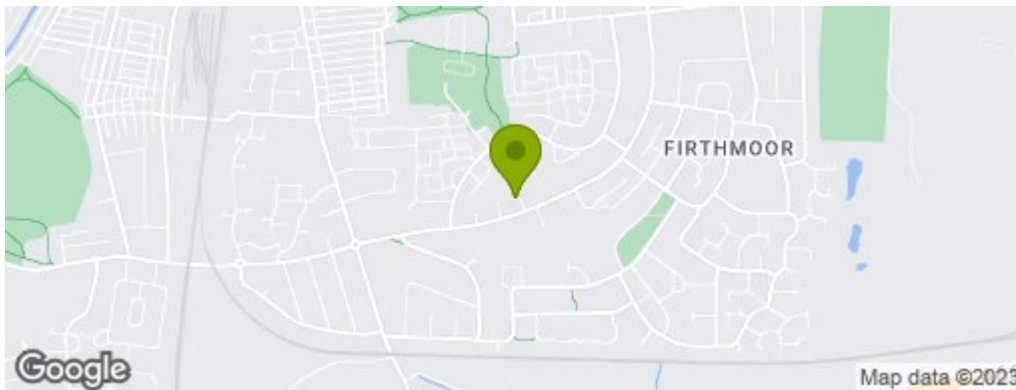
GROUND FLOOR

1ST FLOOR



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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## Property Information

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