



## Keswick Grove

Darlington DL1 4TQ

Offers Over £110,000





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# Keswick Grove

Darlington DL1 4TQ



- Two Bedroom Semi Detached Property
- Off Street Parking
- EPC Rating D

- Eastbourne Area of Darlington
- Ideal First Time Buy

- Gardens Front And Rear
- Council Tax Band B

Situated in the Eastbourne area of Darlington, this two-bedroom semi-detached house presents an excellent opportunity for first-time buyers or savvy investors. The property boasts a convenient driveway, providing parking for two vehicles, which is a rare find in this desirable area.

As you enter, you will appreciate the potential this home offers, with a well-proportioned layout that allows for comfortable living. The rear garden is easy to maintain, perfect for enjoying the outdoors or hosting gatherings with family and friends.

Situated close to a variety of amenities, including Darlington Mainline Railway Station, this location ensures that you are well-connected and have easy access to local shops, schools, and recreational facilities. The absence of an onward chain makes this property even more appealing, allowing for a smooth and straightforward purchase process.

Whether you are looking to settle into your first home or seeking a promising investment opportunity, this semi-detached house in Eastbourne is not to be missed. Embrace the chance to make this property your own and enjoy all that this vibrant community has to offer.

## Entrance Vestibule

Door to front.

## Lounge

10'3" x 14'9" (3.12 x 4.50)

Double glazed window to front, staircase to first floor landing and radiator.

## Inner Lobby

## Ground Floor Cloaks

Double glazed window, low level wc, wash hand basin, convector radiator.

## Kitchen/Diner

9'8" x 10'2" (2.95 x 3.10)

Window to rear, fitted wall, base and drawer units with contrasting work surfaces, integrated gas hob with electric oven and extractor over. Space for a washing machine and fridge freezer, part tiled walls and radiator. Door to rear.

## First Floor Landing

Radiator.

## Bedroom One

10'04 x 9'02 (3.15m x 2.79m)

Double glazed window to front, built in storage cupboard with circulating tank and radiator.

## Bedroom Two

10'05 x 7'09 (3.18m x 2.36m)

Double glazed window to rear, radiator and access to loft.

## Bathroom

Double glazed obscure window to side, panelled bath with shower over and screen, wash hand basin and low level wc. Extractor fan, part tiled walls and radiator.

## Externally

The property stands on a prime site within a quiet cul de sac location, there is off street parking facilities for two cars and a pebbled low maintenance garden area. To the rear is an enclosed garden which is mainly laid to decking.

## Property Details

Local Authority: Darlington

Council Tax Band: B

Annual Price: £1,845

Conservation Area No

Flood Risk Very low

Floor Area 592 ft<sup>2</sup> / 55 m<sup>2</sup>

Plot size 0.03 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

6 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

BT

Sky

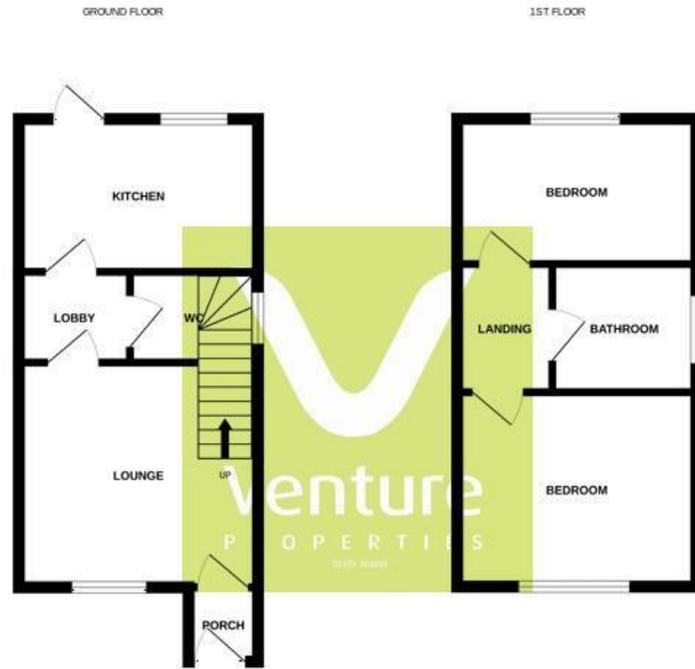
Virgin

## Tenure

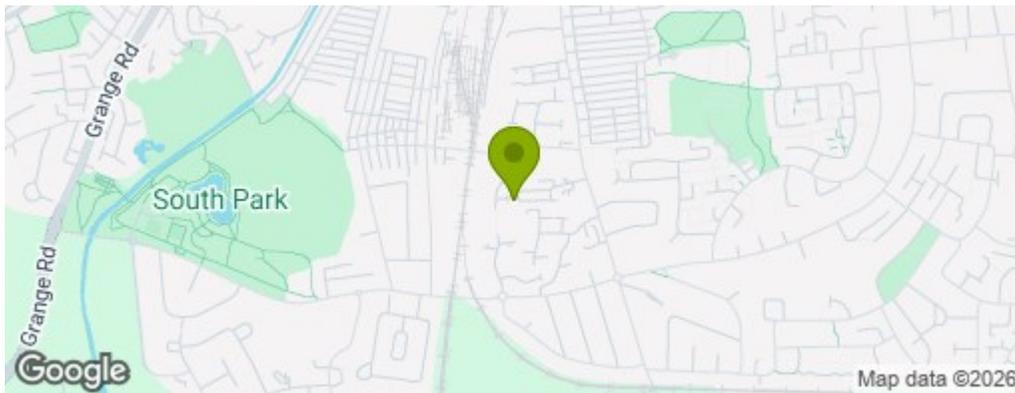
Freehold

## 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.



While every attempt has been made to ensure the accuracy of the description contained here, measurements of floor, ceiling, rooms and any other items are approximate and the responsibility is placed on the purchaser. 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. Made with Mapbox 12/2024



## Property Information

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