



**Botham Grove**

Darlington DL3 0YA

Offers In The Region Of £225,000







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# Botham Grove

## Darlington DL3 0YA



- Three Bedroom Property
- Close to Travel & Transport Links
- EPC Rating C

- Off Street Parking and Garage
- Gardens to Front & Rear
- Spacious Rooms Throughout

- Popular Harrowgate Hill Location
- Council Tax Band B

In the desirable area of Harrowgate Hill, Botham Grove presents an exceptional opportunity to acquire a well presented semi-detached house. This delightful property boasts three spacious reception rooms, including a garden room, that provides ample space for both relaxation and entertaining. The three well-appointed bedrooms offer comfortable living quarters, while the three bathrooms ensure convenience for families or guests.

The house is set within a tranquil neighbourhood, making it an ideal choice for families seeking proximity to local amenities. With shops and schools just a short distance away, daily errands and educational needs are easily met. The property also benefits from off-street parking, a valuable feature in this bustling area.

With gardens to both the front and rear of the property, there are lovely outdoor spaces for gardening, play, or simply enjoying the fresh air. This home combines practicality with comfort, making it a perfect choice for those looking to settle in a vibrant community.

In summary, Botham Grove is a wonderful semi-detached house that offers a blend of space, convenience, and a welcoming atmosphere. It is an excellent opportunity for anyone looking to make a home in Darlington.

### Entrance Hall

Composite door to front and staircase to first floor.

### Lounge

Upvc double glazed window to front, decorative coving to ceiling, gas fire in surround, wood flooring and radiator. Open aspect to garden room.

### Dining Room

Upvc double glazed window to front, decorative coving to ceiling and staircase to first floor. Wood flooring and radiator.

### Garden Room

Half wall, half Upvc double glazed, solid roof and French doors to side . Wood flooring and radiator.

### Kitchen

Upvc double glazed window to rear, decorative coving to ceiling, fitted with wall, base and drawer units, including display cabinets. Electric hob with extractor over and integrated eye level double oven. Sink unit, integrated dishwasher and fridge freezer, under stairs storage, spotlights to ceiling and radiator. There is also a breakfast bar providing seating and space for an American style fridge freezer.

### Utility Room

Upvc double glazed window to rear, decorative coving to ceiling, fitted wall and base units with integrated wine rack. Space for a washing machine and tumble dryer. Wall mounted Boiler, part New York style tiled walls and radiator.

### Ground Floor Cloaks

Upvc double glazed obscure window to rear, w.c, wash hand basin and radiator.

### First Floor Landing

With access to loft.

### Bedroom One

Upvc double glazed window to front, coving to ceiling, fitted wardrobes with sliding doors and radiator.

### En-Suite

Upvc double glazed obscure window to rear, shower cubicle, w.c, wash hand basin and radiator/towel rail.

### Bedroom Two

Upvc double glazed window to front, coving to ceiling, built in wardrobes, access to loft via drop down ladder and radiator

### Bedroom Three

Two Upvc double glazed windows to side and rear, coving to ceiling and radiator.

### Bathroom

Upvc double glazed obscure window to rear, fitted with Jacuzzi bath, shower cubicle, w.c, wash hand basin, storage cupboard and heated towel rail. Fully tiled walls.

### Externally

To the front there is a driveway for off street parking and access to a garage via a roller shutter door. (This space is currently utilised as half garage and half gym as shown in picture). Enclosed garden, mainly laid to lawn, there is also two parking bays to provide off street parking.

To the rear is an enclosed garden which is mainly laid to lawn with patio area, summer house and outside tap.

### 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 0.07 acres  
Mobile coverage

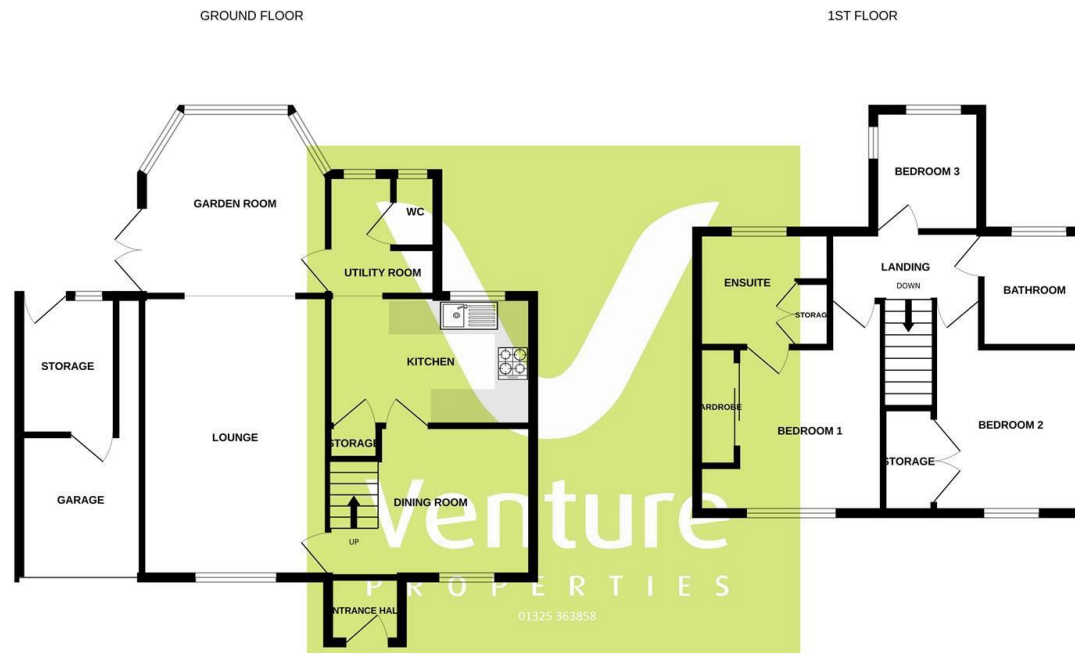
EE  
Vodafone  
Three  
O2  
Broadband

Basic  
7 Mbps  
Superfast  
80 Mbps  
Ultrafast  
1800 Mbps  
Satellite / Fibre TV Availability

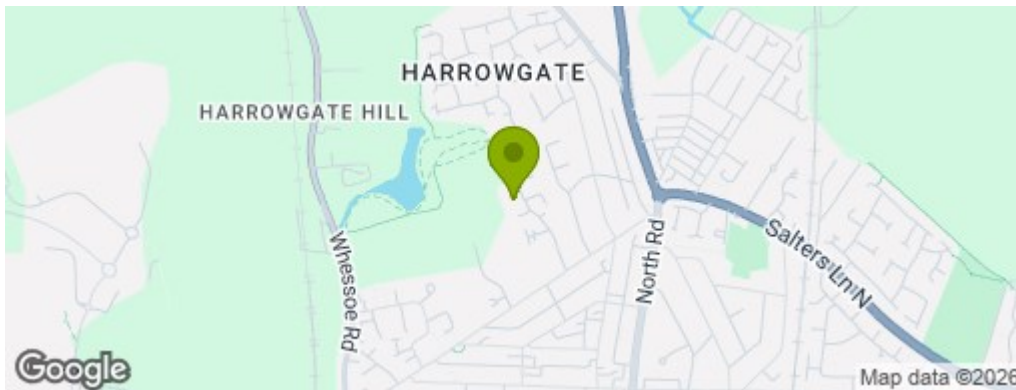
BT  
Sky  
Virgin

### Note

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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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