



Falmouth Drive

Darlington DL3 0ZS

Offers Over £180,000





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# Falmouth Drive

Darlington DL3 0ZS



- Three Bedroom Semi-Detached Property
- Council Tax Band C
- Must Be Seen

- Popular Harrowgate Farm Location
- Epc Rating tbc
- Spacious Garden To Rear

- En-Suite bathroom to Main Bedroom
- Priced To Sell
- Garage

Welcome to this charming three-bedroom semi-detached house located on Falmouth Drive in the sought-after Harrowgate Farm development in Darlington within easy reach of amenities and allowing easy access to major road links in and out of Town. This property boasts a spacious reception room, perfect for entertaining guests or relaxing with your family, leading out onto a well maintained garden complete with Summerhouse.

With three well-appointed bedrooms, there is plenty of space for a growing family or for those who enjoy having a home office or guest room. The two bathrooms, including an en-suite, provide convenience and privacy for all residents.

One of the standout features of this property is the off-street parking and garage, ensuring that you never have to worry about finding a parking space or having enough storage for your vehicles and outdoor equipment.

Whether you're looking for a cozy family home or a place to host gatherings with friends, this property offers the perfect blend of comfort and functionality. Don't miss out on the opportunity to make this lovely house your new home in Darlington.

## Entrance Porch

Composite door to front.

## Lounge/Diner

23'3 x 10'7 (7.09m x 3.23m)

Upvc double glazed bay window to front, open plan into dining area with French doors to rear, staircase to first floor, two radiators and laminate flooring.

## Kitchen

12'3 x 8'0 (3.73m x 2.44m)

Upvc double glazed window and door to rear, fitted with walnut effect wall, base and drawer units, stainless steel one and a half sink with mixer tap. Five ring gas hob with extractor over and separate eye level double oven. Integrated fridge freezer, there is also space for a washing machine and dishwasher. Part tiled walls, tiled floor and vertical radiator.

## First Floor Landing

### Bedroom One

11'2 x 9'1 (3.40m x 2.77m)

Upvc double glazed window to rear, fitted wardrobes, access to loft and radiator.

### En-Suite

Upvc double glazed window to rear. Fitted with shower cubicle, w.c, wash hand basin and fully tiled walls.

### Bedroom Two

9'1 x 9'7 (2.77m x 2.92m)

Upvc double glazed window to front and radiator.

### Bedroom Three

8'2 x 9'11 (2.49m x 3.02m)

Upvc double glazed window to front and radiator.

### Bathroom

Upvc double glazed obscure window to rear, fitted with panelled bath with shower over, mixer and spray. Low level w.c, wash hand basin and part tiled walls.

### Externally

To the front there is a block paved driveway with ample off street parking for two vehicles. There is access to the garage and a well maintained lawn area. There is also access to the rear via a side gate.

To the rear there is a decking area for seating, pebbled pathway and ample lawn space. There are also well established shrubs in the borders and a small storage shed.

### Summerhouse

A Summer House with built in bar and access to running water.

### Council Tax

### Tenure

### Property Information

Local Authority

Darlington

Council Tax

Band:

C

Annual Price:

£2,008

Conservation Area

No

Flood Risk  
No Risk  
Floor Area  
850 ft 2 / 79 m 2  
Plot size  
0.05 acres  
Mobile coverage

EE  
Vodafone  
Three  
O2  
Broadband

Basic  
4 Mbps  
Superfast  
61 Mbps  
Ultrafast  
9000 Mbps  
Satellite / Fibre TV Availability

BT  
Sky

### 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



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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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