



Abbotsfield Way

Darlington DL3 0GB

Offers Over £160,000





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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- Extended Two Bedroom Semi Detached
- Gardens and Garage
- Must Be Seen

- Seprate Dining Room
- Excellent Off Street Parking For Two Cars
- EPC Grade D

- Double Glazed & Gas Central Heated
- Sought After High Grange Location

Nestled in the charming area of Abbotsfield Way, Faverdale, Darlington, this deceptively spacious two-bedroom semi-detached house presents an excellent opportunity for both first-time buyers and those seeking a comfortable family home. The property boasts an extended living accommodation, featuring a useful second reception room that enhances the versatility of the space, making it ideal for entertaining guests or creating a cosy family area.

The house is well-appointed with double glazing throughout, ensuring warmth and tranquillity, while the gas central heating provides a reliable source of comfort during the colder months. The layout is thoughtfully designed, allowing for a seamless flow between the reception rooms and the kitchen, creating an inviting atmosphere.

Outside, the property is complemented by well-maintained gardens that offer a delightful space for outdoor relaxation or gardening enthusiasts. The double driveway leads to a single garage, providing ample parking and storage options, which is a significant advantage in today's busy lifestyle.

Given its appealing features and prime location of which is close to the A1(m) and the highly sought after West Park shopping location, we highly recommend scheduling a viewing to fully appreciate what this lovely home has to offer. This property is not just a house; it is a place where memories can be made and cherished for years to come.

Entrance Hallway

With main front door and door leading into:

Lounge

11'9" x 18'5" (3.58m x 5.61m)

Situated to the front, with double glazed bay window, gas central heating radiator and access into

Dining Room

8'4" x 12'8" (2.54m x 3.86m)

Having been extended to the rear by the current owner, the home has gas central heating radiator and sliding patio doors leading out to the landscaped garden.

Kitchen

8'8" x 11'8" (2.64m x 3.56m)

With a modern range of wall and floor units with contrasting work surfaces, cooker

connection point, plumbing for a washing machine, part tiled walls and double glazed window.

First Floor

With access to bedrooms and bathroom.

Bedroom 1

9'11" x 12'1" (3.02m x 3.68m)

Situated to the front a double bedroom with double glazed window, gas central heating radiator and fitted robes.

Bedroom 2

8'8" x 11'10" (2.64m x 3.61m)

Situated to the rear again another double bedroom with fitted robes, double glazed window and gas central heating radiator.

Bathroom/W.C

With a modern suite comprising a panelled bath with overhead shower, pedestal wash hand basin and low-level W.C. Useful store cupboard, part tiled walls, double glazed window and central heating radiator.

Externally

The home stands in a quiet cul-de-sac location with excellent off street parking in the form of a block paved driveway for two plus cars, leading to a single garage with up and over door allowing car access. To the rear the garden is landscaped with patio area and lawn.

Council Tax

Band B

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

Property Information

Local Authority

Darlington

Council Tax

Band:

B

Annual Price:

£1,757

Conservation Area

No

Flood Risk

Low

Floor Area

688 ft 2 / 64 m 2

Plot size

0.05 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

3 Mbps

Superfast

80 Mbps

Ultrafast

9000 Mbps

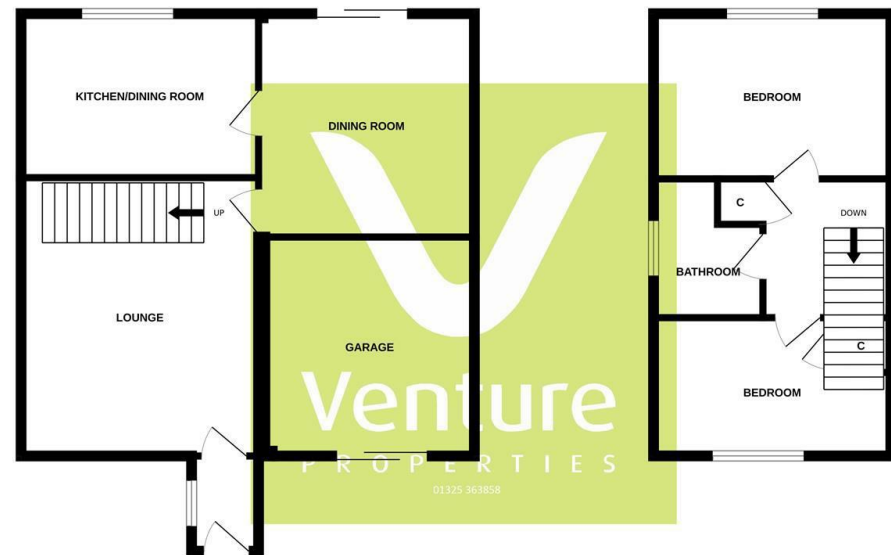
Satellite / Fibre TV Availability

BT

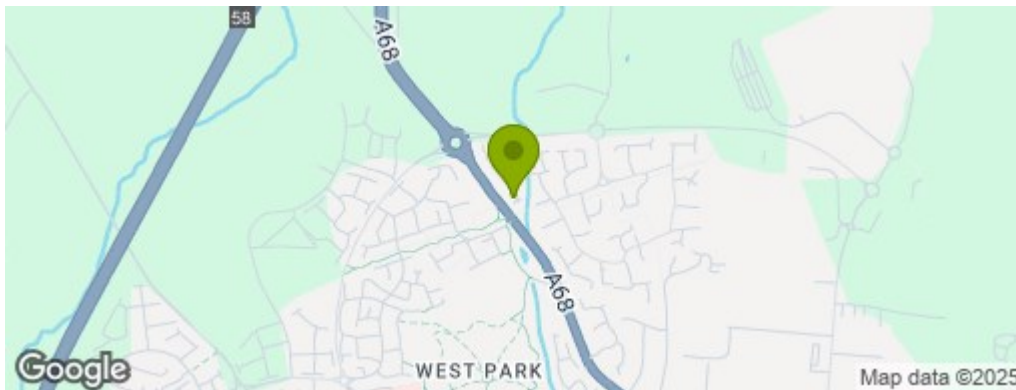
Sky

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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