



**Elder Brook Avenue**

Darlington DL2 1RD

**Offers Over £265,000**





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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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.

# Elder Brook Avenue

Darlington DL2 1RD



- Four Bedroom Property
- Ideal Family Home
- Easy Access to A66

- Garage and Off Street Parking
- Epc Rating B
- Very Well Presented

- Eastbourne Area of Darlington
- Council Tax Band D

Welcome to this splendid detached house on Elder Brook Avenue, which offers an ideal setting for family living. With four spacious bedrooms, this property provides ample room for both relaxation and privacy. The well-designed layout includes a welcoming reception room, perfect for entertaining guests or enjoying family time.

The house boasts a ground floor w.c, an en-suite shower room to the main bedroom and a family bathroom, ensuring practicality in the home. The property also features off-street parking for up to two vehicles, along with a garage, providing secure and accessible parking options.

One of the standout features of this home is its easy access to the A66, making commuting and travel straightforward. The surrounding area is peaceful and family-friendly, making it an excellent choice for those seeking a tranquil lifestyle while still being close to local amenities.

In summary, this delightful four-bedroom detached house on Elder Brook Avenue is a perfect blend of comfort, convenience, and modern living, making it an ideal choice for families looking to settle in a welcoming community.

## Entrance Hall

Composite door to front, staircase to first floor with storage under, vinyl flooring and radiator.

## Lounge

17'03 x 10'11 (5.26m x 3.33m)

Upvc double glazed bay window to front and radiator.

## Kitchen/Diner

8'09 x 22'04 (2.67m x 6.81m)

Bi-fold doors to rear, fitted with grey wall, base and drawer units, composite sink with mixer tap, ceramic hob with extractor over and integrated eye level oven. Integrated Bosch dishwasher, space for a fridge freezer, table and chairs.

## Utility

Upvc door to side, wall mounted boiler and space for washing machine and tumble dryer.

## Ground Floor Cloaks

Upvc double glazed obscure window to rear, low level w.c and wash hand basin. Heated towel rail.

## First Floor Landing

### Bedroom One

14'01 x 9'09 (4.29m x 2.97m)

Upvc double glazed window to front, fitted wardrobes and sliding mirrored doors.

### En-Suite

Upvc double glazed obscure window, walk in double shower, low level w.c and wash hand basin.

### Bedroom Two

10'02 x 12'05 (3.10m x 3.78m)

Upvc double glazed window to front, fitted wardrobes and radiator.

### Bedroom Three

10'10 x 10'06 (3.30m x 3.20m)

Upvc double glazed window to rear and radiator.

### Bedroom Four

9'06 x 10'02 (2.90m x 3.10m)

Upvc double glazed window to rear and radiator.

## Bathroom

Upvc double glazed obscure window, panelled bath with mixer tap, low level w.c and vinyl flooring.

## Externally

To the front there is a block paved double driveway with access to the garage and the rear of the property.

To the rear is an enclosed garden which is mainly laid to lawn with patio area.

## Tenure

Freehold

## Property Details

Local Authority: Darlington

Council Tax Band: D

Annual Price: £2,372

Conservation Area No

Flood Risk Very low

Floor Area 1,205 ft<sup>2</sup> / 112 m<sup>2</sup>

Plot size 0.09 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

6 Mbps

Superfast

45 Mbps

Ultrafast

1800 Mbps

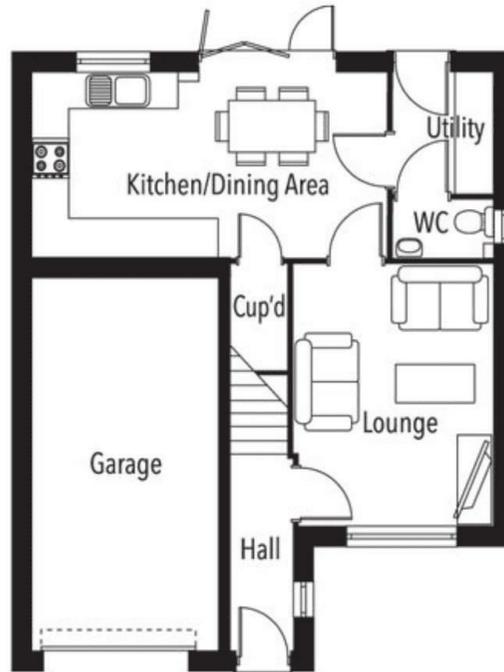
Satellite / Fibre TV Availability

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



## Property Information

**01325 363858**

45 Duke Street, Darlington, County Durham, DL3 7SD  
[sales@venturepropertiesuk.com](mailto:sales@venturepropertiesuk.com)