



Elder Brook Avenue

Darlington DL2 1RD

£190,000





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Elder Brook Avenue

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- Three Bedroom Semi-Detached Property
- Ground Floor Cloaks
- Council Tax Band B

- Eastbourne Area of Darlington
- Easy Access to Darlington Stadium
- EPC Rating B

- Off Street Parking
- Close to Shops and Schools

Welcome to this charming semi-detached house located on Elder Brook Avenue in the desirable area of Hurworth Moor, Darlington. This delightful property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. The main bedroom features a modern ensuite, providing a touch of luxury and convenience.

Upon entering, the property benefits from Amtico flooring throughout the ground floor and you will find a welcoming reception room that offers a perfect space for relaxation and entertaining guests. The layout is both practical and inviting, ensuring that every corner of the home is utilised effectively. The property also includes a second bathroom, catering to the needs of a busy household.

One of the standout features of this home is the beautifully landscaped garden, which provides a serene outdoor space for gardening enthusiasts or those who simply wish to enjoy the fresh air. The garden is perfect for family gatherings, barbecues, or quiet evenings under the stars.

For those with vehicles, the property offers off-street parking for two vehicles, ensuring convenience and security. The modern design of the house enhances its appeal, making it a comfortable and stylish place to live.

Situated in a peaceful neighbourhood, this property is well-connected to local amenities and transport links, making it an excellent choice for anyone looking to settle in a friendly community. This semi-detached house on Elder Brook Avenue is a wonderful opportunity to create lasting memories in a lovely home. Don't miss your chance to view this exceptional property.

Entrance Hall

Composite door to front, staircase to first floor landing and radiator.

Lounge

15'6 x 11'4 (4.72m x 3.45m)

Upvc double glazed window to rear, under stairs storage cupboard, radiator and French doors to rear.

Kitchen

11'11 x 7'11 (3.63m x 2.41m)

Fitted with wall, base and drawer units, induction hob with eye level oven, sink unit, integrated fridge freezer, dishwasher and washing machine. Radiator.

Ground Floor Cloaks

Upvc double glazed obscure window to front, low level w.c, wash hand basin and radiator.

First Floor Landing

Bedroom One

9'9 x 8'10 (2.97m x 2.69m)

Upvc double glazed window to front, built in wardrobes, radiator and access to ensuite.

En-Suite

Upvc double glazed obscure window to front, shower cubicle, low level w.c and wash hand basin. Radiator.

Bedroom Two

9'2 x 7'11 (2.79m x 2.41m)

Upvc double glazed window to rear and radiator.

Bedroom Three

7'9 x 6 (2.36m x 1.83m)

Upvc double glazed window to rear and radiator.

Bathroom

Upvc double glazed window to side, panelled bath, low level w.c and wash hand basin. Radiator.

Externally

To the front there is off street parking for two vehicles.

To the rear is mainly laid to lawn with a porcelain tiled patio area.

Tenure

Freehold

Property Details

Local Authority: Darlington

Council Tax Band: B

Annual Price: £1,940

Conservation Area No

Flood Risk Very low

Floor Area 742 ft² / 69 m²

Plot size 0.04 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

6 Mbps

Superfast

48 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability

BT

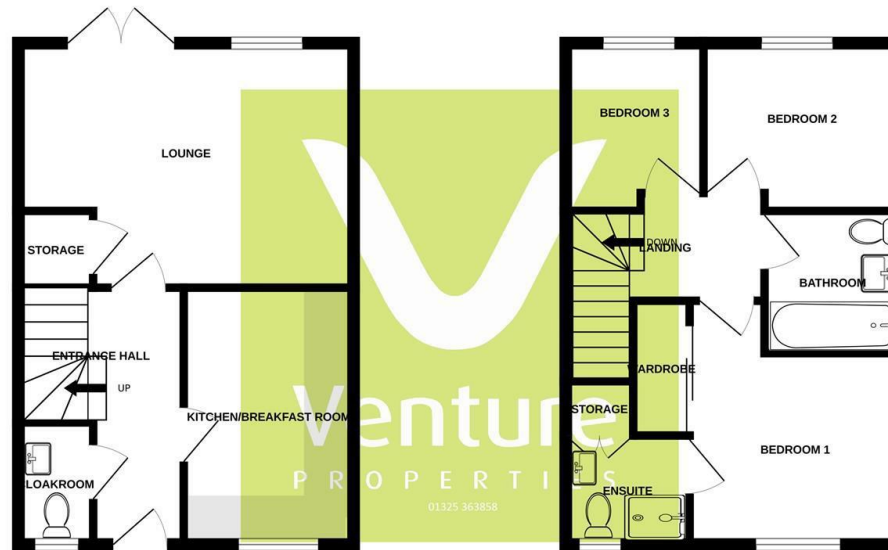
Sky

Note

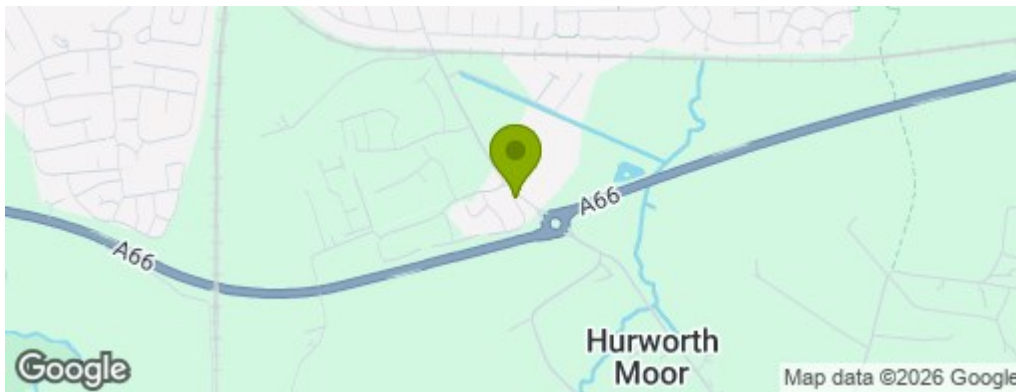
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GROUND FLOOR

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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