



Middlehope Way

Darlington DL2 2ZE

Offers Over £270,000





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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Middlehope Way

Darlington DL2 2ZE



- Three Bedroom Detached Property
 - Garage
 - Close to Shops and Schools
- Popular West Park Location
 - Ideal Family Home
 - Council Tax Band D
- Off Street Parking
 - Nature Reserve
 - EPC Rating B

Located on the desirable Westpark Development in Darlington, this immaculately presented detached house on Middlehope Way presents an exceptional opportunity for families and professionals alike. With three well-proportioned bedrooms, this home offers ample space for comfortable living. The property features a welcoming reception room, perfect for relaxation or entertaining guests.

The heart of the home is undoubtedly the spacious kitchen and dining room with integrated appliances, which is complemented by a convenient utility room. This layout is ideal for both everyday living and hosting gatherings, ensuring that you have all the space you need for culinary adventures and family meals.

Externally, the property boasts well-maintained front and rear gardens, providing a lovely outdoor space for children to play or for you to enjoy a quiet moment in the fresh air. The driveway and garage offer parking for two vehicles, adding to the convenience of this splendid home.

As a Gentoo new build, this property comes with the remainder of the NHBC warranty, giving you peace of mind regarding its quality and construction. The immaculate condition throughout means you can move in with ease, making it a perfect choice for those seeking a turn-key property.

We highly recommend viewing this delightful home to fully appreciate its charm and the lifestyle it offers. Don't miss out on the chance to make this wonderful property your own.

Entrance Hall

With a composite door and staircase to the first floor landing.

Lounge

16'2 x 10'2 (4.93m x 3.10m)

Upvc double glazed bay window to front and Upvc double glazed window to the side, two radiators.

Kitchen/Diner

16'2 x 13'5 (4.93m x 4.09m)

Upvc double glazed window and double doors to rear and a Upvc double glazed window to the rear. This spacious kitchen is fitted with a range of dark grey wall, base and drawer units with inset sink unit with mixer tap, four ring hob with extractor over and oven, integrated fridge freezer and dishwasher, quality LVT flooring and access to the Utility room.

Utility Room

Door to side. Space for washing machine and concealed gas central heating boiler (serviced annually)

Ground Floor W.C

Low level w.c and wash hand basin, part tiled walls and LVT flooring.

First Floor Landing

A lovely light and airy landing with Upvc double glazed window to side.

Bedroom One

10'5 x 10'4 (3.18m x 3.15m)

Two Upvc double glazed windows to front and side with access to en-suite shower room.

En-Suite Shower Room

Upvc double glazed obscure window to side, shower cubicle, low level w.c and wash hand basin, part tiled walls, vinyl flooring and heated towel rail.

Bedroom Two

13'6 x 8'11 (4.11m x 2.72m)

Upvc double glazed window to rear and radiator.

Bedroom Three

9'11 x 7'0 (3.02m x 2.13m)

Upvc double glazed window to rear and radiator.

Bathroom

Upvc double glazed obscure window to side, panelled bath, low level w.c and wash hand basin, part tiled walls and vinyl flooring.

Externally

To the front there is a driveway providing off street parking, giving access to the garage. There is also a low maintenance lawn area.

To the rear is an enclosed garden laid mainly to lawn with a patio area, there is also pedestrian access into the garage.

Garage

20'0 x 10'11

With up and over door to front and pedestrian access from the rear garden.

Tenure

Freehold

Property Details

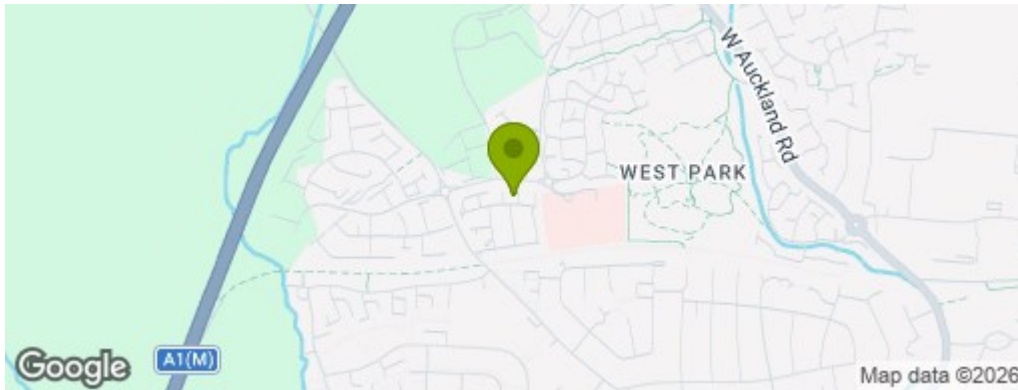
Local Authority: Darlington
Council Tax Band: D
Annual Price: £2,372
Conservation Area No
Flood Risk Very low
Floor Area 1,054 ft 2 / 98 m 2
Plot size 0.06 acres
Mobile coverage
EE
Vodafone
Three
O2
Broadband
Basic
6 Mbps
Superfast
80 Mbps
Ultrafast
10000 Mbps
Satellite / Fibre TV Availability
BT
Sky
Virgin

Note

There is an annual levy paid for the upkeep of the local open spaces.

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

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