

Wells Close

Darlington DL1 2XB

£152,500

Venture PROPERTIES









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Wells Close

Darlington DL1 2XB



- Two Bedroom Semi-Detached
- Haughton Location in Darlington
- Nearby Travel Links and Transport
- Generous Off Street Parking
- Close to Amenities, Shops and Schools
- Council Tax Band B
- Garage to Rear
- Ideal First Time Buy or Downsize Opportunity
- EPC Rating C

In the area of Haughton, Darlington, this delightful semi-detached house on Wells Close offers a perfect blend of comfort and convenience. With two bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat or downsize.

Upon entering, you are welcomed into a spacious, open aspect reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The property also boasts a conservatory, which allows for an abundance of natural light and offers a lovely space to enjoy the garden views throughout the seasons.

A standout features of this property is the generous off-street parking on a block paved driveway, accommodating two or more vehicles; a rare find in the area. Additionally, the property includes a garage to the rear. The outdoor space is equally appealing, offering a manageable garden that is perfect for enjoying the fresh air or hosting summer barbecues.

This semi-detached house on Wells Close is not just a home; it is a lifestyle choice, combining comfort, practicality, and a friendly neighbourhood atmosphere. With its excellent location and desirable features, this property is sure to attract interest. Do not miss the opportunity to make this charming house your new home.

Entrance Porch
Upvc door to side.

Lounge / Kitchen
21'10 x 12' (6.65m x 3.66m)
An open aspect room with the lounge area to the front, double glazed window and radiator. The kitchen area to the rear, has a further window and part glazed back door, allowing for lots of natural daylight. The staircase is also situated to the rear of the property with storage under. The kitchen area has fitted wall, base and drawer units with breakfast bar, composite sink with mixer tap, integrated electric hob and oven with extractor over. Space for a washing machine.

Conservatory
8'10 x 6' (2.69m x 1.83m)
Upvc double glazed with door to side. A lovely little space to soak up the sunshine.

First Floor Landing
With access to the loft.

Bedroom One
12'1 x 8'10 (3.68m x 2.69m)
Two Upvc double glazed windows to front and radiator.

Bedroom Two
8'11 x 6'11 (2.72m x 2.11m)
Upvc double glazed window to rear, storage cupboard and radiator.

Shower Room
Upvc double glazed obscure window to side, shower cubicle, wash hand basin and back to wall w.c in vanity unit, heated towel rail and tiled walls.

Externally
To the front there is generous off street parking and access to the rear. Lawn area. To the rear is mainly laid to lawn with a stocked border, patio area and single garage.

Tenure
Freehold

Property Details
Local Authority Darlington
Council Tax Band: B
Annual Price: £1,940
Conservation Area No
Flood Risk Very low
Floor Area 0 ft 2 / 0 m 2
Plot size 0.05 acres
Mobile coverage

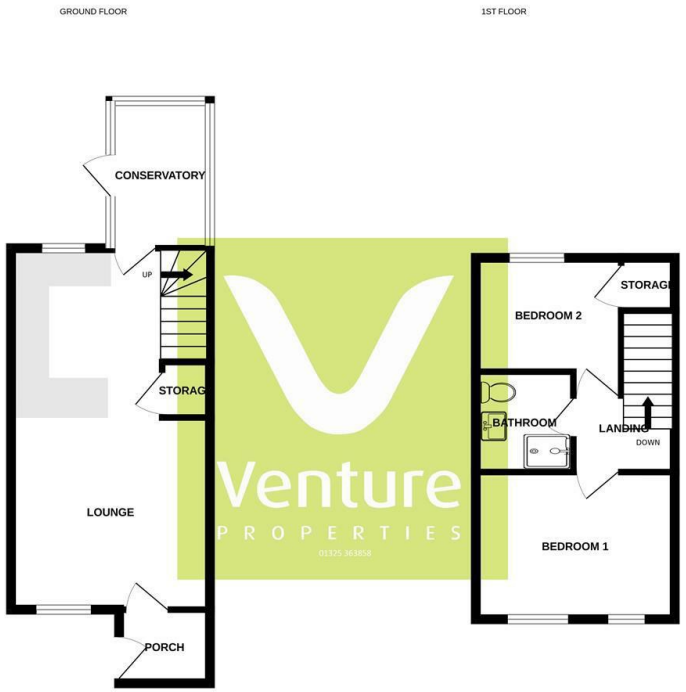
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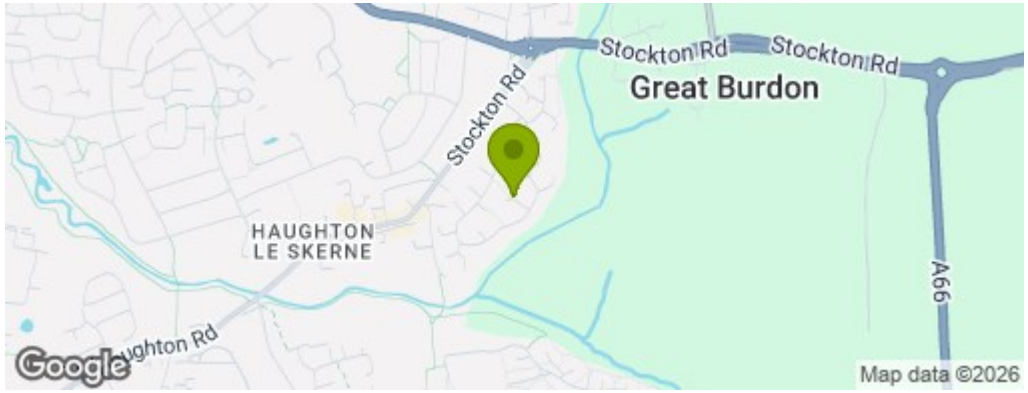
Basic
4 Mbps
Superfast
68 Mbps
Ultrafast
1800 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

Note
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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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