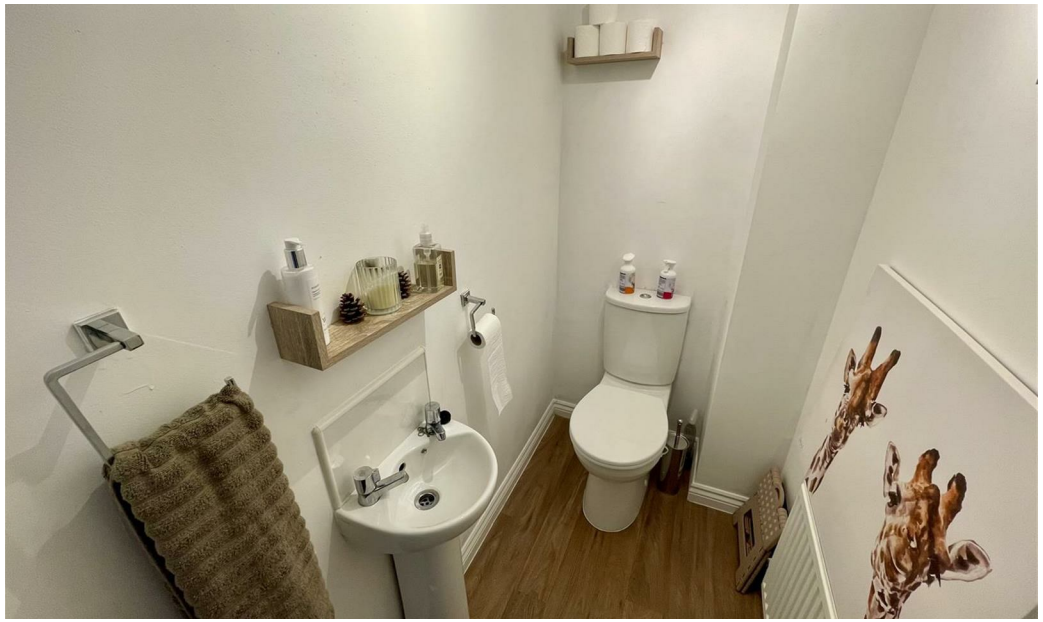
Barlby Drive

Darlington DL3 0QD

Offers Over £186,000

Venture
PROPERTIES

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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AVA

Ava Jill's Playroom

Barlby Drive

Darlington DL3 0QD

- Three Bedroom Semi-Detached Property
- Gardens to Front & Rear
- Council Tax Band C
- Denes Area of Darlington
- Easy Access to Local Shops, Schools and Parks
- EPC Rating C
- Within Walking Distance to the recently established 'Hopetown' Attraction
- Off Street Parking

Located in the charming area of Barlby Drive, Darlington, this delightful three-bedroom semi-detached house offers a perfect blend of comfort and convenience. Upon entering, you are welcomed into a spacious reception room, ideal for both relaxation and entertaining guests. The heart of the home is the well-appointed kitchen/diner, providing a wonderful space for family meals and gatherings.

The property boasts three generously sized bedrooms, with the main bedroom featuring the added luxury of an en-suite bathroom, ensuring privacy and comfort. The additional two bedrooms are versatile and can be adapted to suit your needs, whether as children's rooms, guest spaces, or a home office.

Outside, the property is complemented by well-maintained gardens to both the front and rear, providing a lovely outdoor space for children to play or for hosting summer barbecues. Off-street parking is also available, adding to the convenience of this lovely home.

This semi-detached house is perfect for families or professionals seeking a peaceful yet accessible location. With its modern amenities and inviting atmosphere, it presents an excellent opportunity for those looking to settle in the vibrant community of Darlington. Don't miss the chance to make this charming property your new home.

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

Lounge
14 x 12 (4.27m x 3.66m)
Upvc double glazed window to front and radiator.

Kitchen/Diner
15'4 x 9'5 (4.67m x 2.87m)
Fitted with wall, base and drawer units, stainless steel sink with mixer tap, integrated four ring gas hob and oven. Integrated fridge freezer, dishwasher and washing machine. Storage cupboard and French doors to rear.

Ground Floor Cloaks
Low level w.c, wash hand basin and radiator.

First Floor Landing
Radiator.

Bedroom One
10 x 9'3 (3.05m x 2.82m)
Upvc double glazed window to front, built in wardrobes and radiator.

En-Suite
Upvc double glazed window to the front, shower cubicle, wash hand basin, w/c and radiator.

Bedroom Two
10'10 x 8'7 (3.30m x 2.62m)
Upvc double glazed window to rear and radiator.

Bedroom Three
11'7 x 6'8 (3.53m x 2.03m)
Upvc double glazed window to rear and radiator.

Bathroom
Panelled bath, wash hand basin, low level w.c and radiator.

Externally
To the front there is off street parking and to the rear the enclosed garden is mainly laid to lawn with both patio and decking areas and a shed.

Tenure
Freehold

Property Details
Local Authority: Darlington
Council Tax Band: C
Annual Price: £2,217
Conservation Area No
Flood Risk Very low
Floor Area 0 ft 2 / 0 m 2
Plot size 0.05 acres

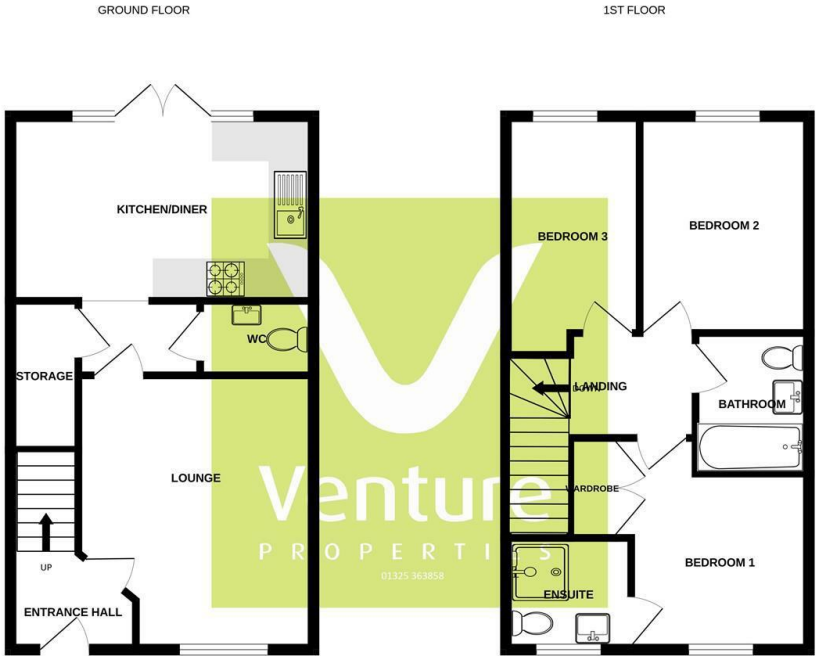
Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
15 Mbps
Superfast
80 Mbps
Ultrafast
10000 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

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.



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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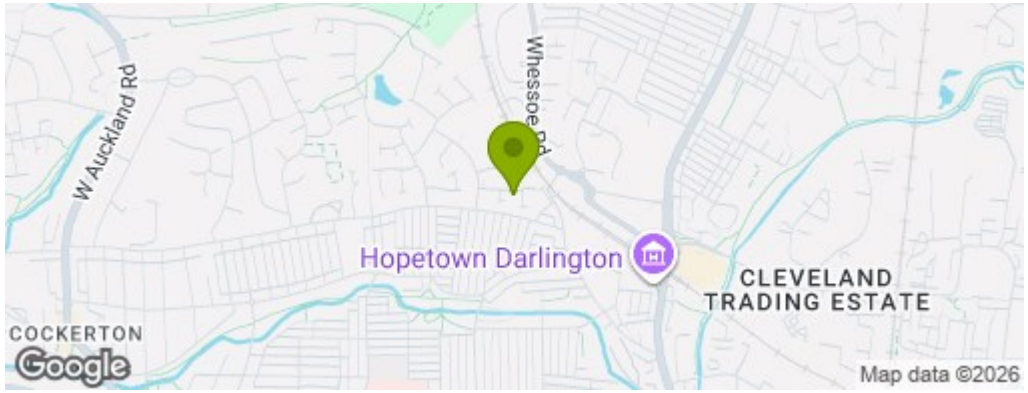

Property Information

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