

Freehold £220,000

Browdie Road, Darlington, Durham DL2 2WQ



- Two Storey, Detached House
- Bathroom, Shower Room and Downstairs W.C.
- Integral Garage plus Driveway
- No Onward Chain
- Approx. 1033 Sqft Gross Internal Area
- South Facing Rear Garden
- EV Charger Included

GENERAL DESCRIPTION

This recently-constructed and smartly-presented property features a full-length reception/dining room with patio doors and semi-open-plan kitchen. There is a dedicated utility area and a ground-floor cloakroom. Upstairs, on the first floor, is a main bedroom with en-suite shower room plus a spacious second bedroom, a slightly smaller third double bedroom and a naturally-lit bathroom. Well insulated walls, roof and floor, high performance glazing and a modern gas central heating system all contribute towards a very good energy-efficiency rating. Ofsted list five primary schools and a secondary school within a mile radius, all rated 'Good'. The house has a good-sized, south-facing rear garden, an integral garage and a two-car driveway. Darlington's attractive town centre can also be reached via bus or bike and the A1 (M) is within easy reach if traveling further afield. No onward chain.

Tenure: Freehold.

Council Tax: Band C, Darlington Borough Council.

Please Note: This property is currently part-owned by Heylo Housing but is offered as a 100% open-market sale. Upon completion, the freehold title would transfer to the buyer.

This property is offered for sale in the condition seen. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone.

DIMENSIONS

GROUND FLOOR

Living Room

14' 1" x 10' 0" (4.29m x 3.05m)

Kitchen / Dining Area

16' 4" x 8' 4" (4.98m x 2.54m)

Utility Room

5' 7" x 4' 2" (1.70m x 1.27m)

W.C.

Garage

17' 7" x 9' 0" (5.36m x 2.74m)

FIRST FLOOR

Bedroom 1

14' 4" max. x 9' 1" max. (4.37m x 2.77m)

En-Suite Shower Room

6' 7" x 4' 7" (2.01m x 1.40m)

Bedroom 2

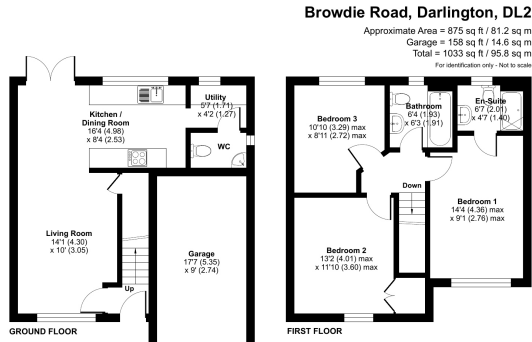
13' 2" max. x 11' 10" max. (4.01m x 3.61m)

Bedroom 3

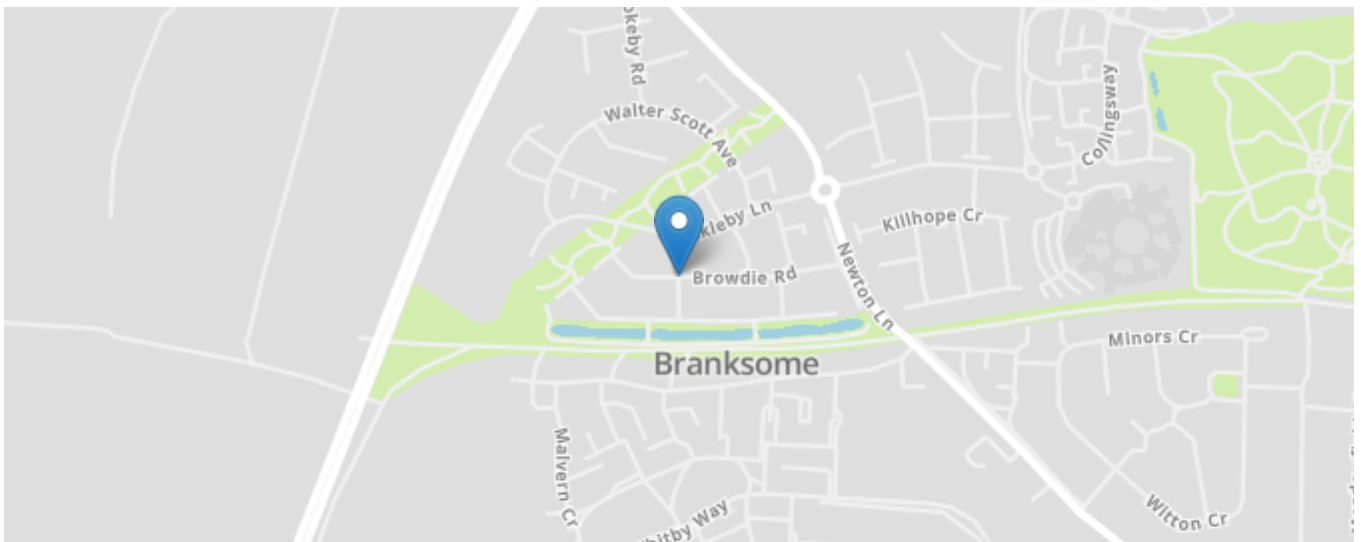
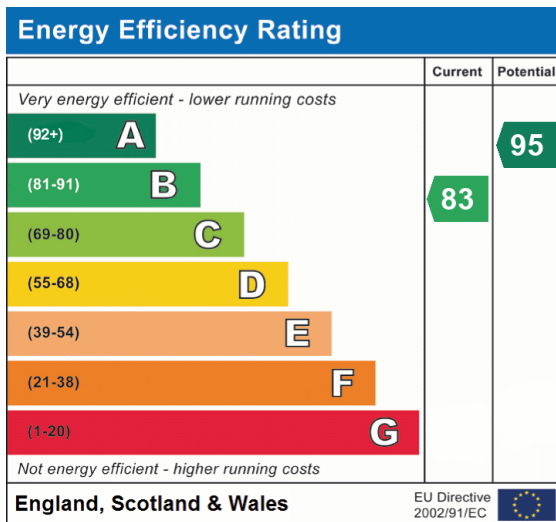
10' 10" max. x 8' 11" max. (3.30m x 2.72m)

Bathroom

6' 4" x 6' 3" (1.93m x 1.91m)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) (Residential). © Redcom 2023. Produced for Urban Moves. REF: 1221006



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