



Abbotsfield Way

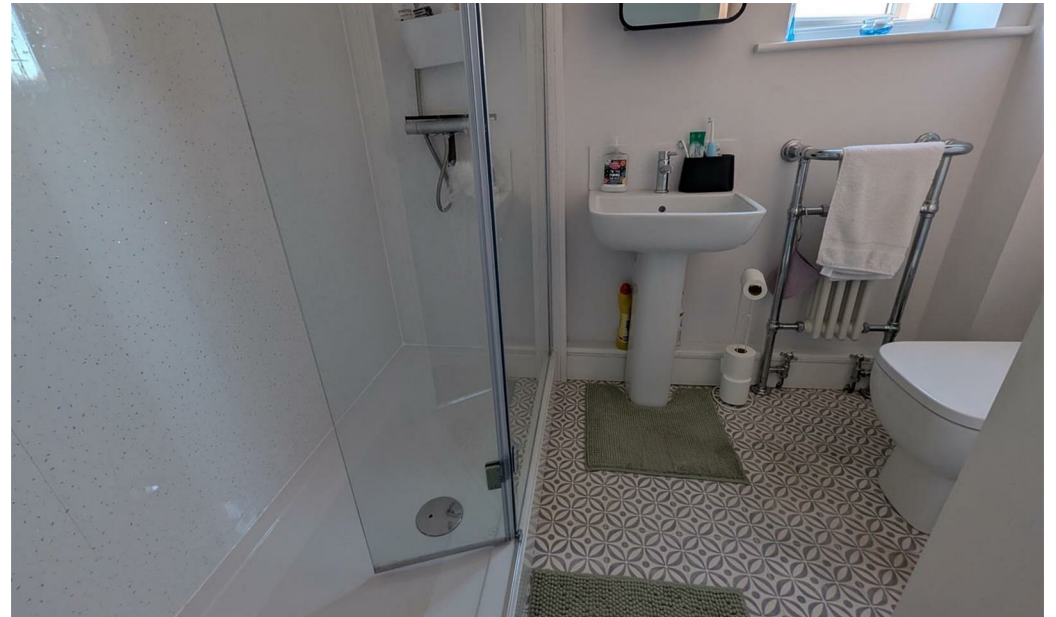
Darlington DL3 0GB

Offers In The Region Of £165,000





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Abbotsfield Way

Darlington DL3 0GB



- Two Bedroom Semi-Detached Property
- Landscaped Enclosed Garden to Rear
- Ideal Family Home

- High Grange / Faverdale Area of Darlington
- Close to Shops, Schools and Transport Links
- Council Tax Band B

- Off Street Parking
- Well Presented Throughout
- EPC Rating D

Situated in the sought-after High Grange development of Faverdale, Darlington, this immaculately presented semi-detached house offers a perfect blend of modern living and convenience. With two well-proportioned bedrooms and a stylishly updated shower room, this property is ideal for first-time buyers seeking a comfortable and inviting home.

Upon entering, you will be greeted by a bright and airy reception room that sets the tone for the rest of the house. The neutrally decorated interiors create a warm and welcoming atmosphere, allowing you to easily personalise the space to your taste. The recently replaced kitchen is both functional and aesthetically pleasing, making it a delightful area for cooking and entertaining.

The property boasts well-maintained gardens, providing a lovely outdoor space for relaxation or gardening enthusiasts. Additionally, off-street parking ensures that you will never have to worry about finding a space for your vehicle.

Situated close to the amenities of West Park, as well as local schools, this home offers excellent access to essential services and transport links, making it a convenient choice for families and professionals alike.

In summary, this semi-detached house on Abbotsfield Way is a fantastic opportunity for those looking to step onto the property ladder in a desirable location. With its modern updates and charming features, it is sure to impress. Don't miss your chance to make this lovely house your new home.

Entrance Hall

Door to front.

Lounge

15'3 x 13'0 (4.65m x 3.96m)

Upvc double glazed window to front, staircase to first floor landing with storage space under, coving to ceiling and radiator.

Kitchen / Diner

13'0 x 8'11 (3.96m x 2.72m)

Upvc double glazed window and door to rear, fitted with wall, base and drawer units, sink with mixer tap, gas hob and oven with extractor over. Space for a fridge freezer, washing machine and dining table. Radiator and wood flooring.

First Floor Landing

With storage cupboard.

Bedroom One

13'0 x 8'11 (3.96m x 2.72m)

Upvc double glazed window to rear and radiator.

Bedroom Two

13'0 x 7'6 (3.96m x 2.29m)

Upvc double glazed window to front and radiator.

Bathroom

Upvc double glazed obscure window to side, panelled bath with shower over and screen. Wash hand basin, low level w.c and vintage style heated towel radiator.

Externally

To the front there is a lawn area, driveway providing off street parking and gated access to the rear.

The particularly eye pleasing, landscaped rear garden is laid to both lawn and decorative pebbled areas with a raised patio area. There are feature raised beds, two sheds one of which has a power supply, shrubs and plants.

Tenure

Leasehold

Property Details

Local Authority: Darlington

Council Tax Band: B

Annual Price: £1,940

Conservation Area No

Flood Risk Very low

Floor Area 635 ft 2 / 59 m 2

Plot size 0.04 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

1Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

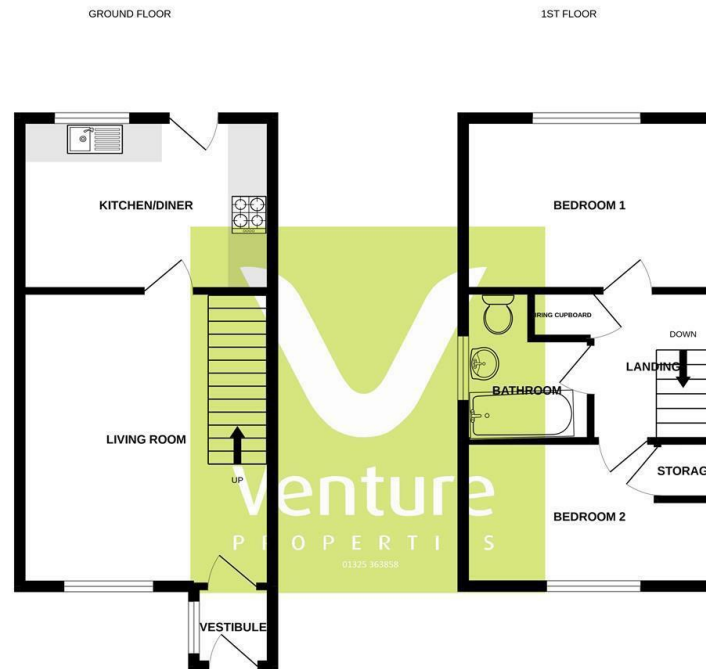
BT

Sky

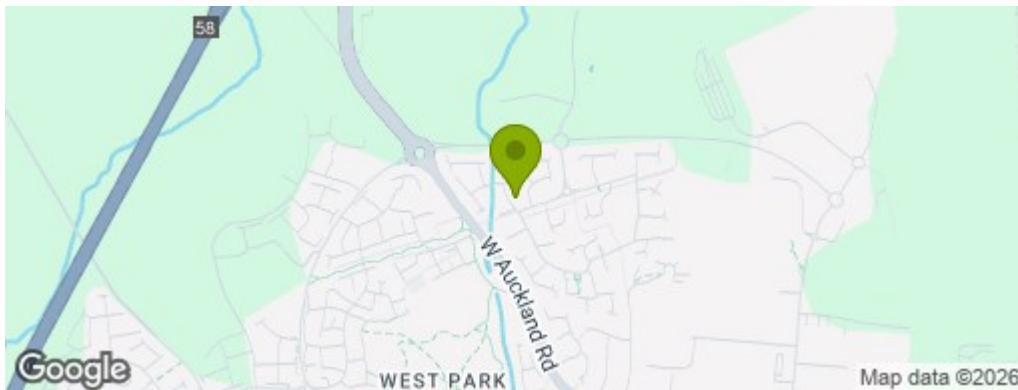
Virgin

Note

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of all rooms, windows, doors 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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