



*Ann Cordey*  
ESTATE AGENTS

8 Raspberry Grove, Darlington, DL1 3FQ  
Offers In The Region Of £189,950



## 8 Raspberry Grove, Darlington, DL1 3FQ

\*\*\* NO CHAIN \*\*\*

Built to exacting standards by Persimmon homes this THREE bedroomed town house offers spacious accommodation with modern kitchen, bathroom and en-suite. The property is light and bright and tastefully presented throughout.

The lounge is of a good size and leads through to the kitchen diner which has integrated appliances and French doors opening onto the garden. There is a handy ground floor cloaks/wc and two storage cupboards.

To the first floor there are two double bedrooms which are serviced by a family bathroom/wc. The master bedroom is to the second floor which is of a very good size and allows for a seating area and boasts en-suite facilities.

The property is positioned with a cul-de-sac location with private access and has two designated parking spaces. Having the advantage of not being directly overlooked at the front. There is a small frontage which is lawned with a border. The rear garden is enclosed by fencing and is laid to lawn and a has a useful paved patio seating area. A single gate to the side provides access to the rear.

Ideally placed for the excellent transport links to the A1M both North & South. Harrowgate Hill has several schools, local shops and chain store supermarkets. There are regular bus services and a cycle path from the property towards town. Raspberry Grove is warmed by gas central heating and is double glazed and enjoys the remainder of the NHBC guarantee.

TENURE: Freehold  
COUNCIL TAX:

### RECEPTION HALLWAY

A smart composite door opens into the reception hallway which has a door through to the lounge.

### LOUNGE

14'3" x 9'10" (4.36 x 3.02)

A welcoming reception room, tastefully decorated and light and bright with a window to the front aspect.

### REAR HALLWAY

With staircase to the first floor and access to the cloaks/WC

### CLOAKS/WC

Comprising a white suite with low level WC and handbasin.

### KITCHEN/DINER

12'11" x 8'3" (3.96 x 2.54)

The kitchen has been fitted with an ample range of wall, floor and drawer cabinets in a modern blue tone and having complementing worksurfaces with textured sink. The integrated appliances include an electric oven, hob and fridge/freezer. There is also plumbing for an automatic washing machine. The room can accommodate a dining table and has further understairs storage. There is a window overlooking the rear garden and French doors leading out to the rear also.

### FIRST FLOOR

With two double bedrooms and bathroom/WC



**BEDROOM TWO**  
**13'0" x 9'4" (3.97 x 2.85)**

A double room with two windows to the front aspect and currently used as a dressing room.

**BEDROOM THREE**  
**12'9" x 7'6" (3.90 x 2.30)**

A generous double bedroom overlooking the rear aspect

**BATHROOM/WC**  
With a white suite including panelled bath, pedestal handbasin and WC. The room has been finished with tiled surrounds.

**SECOND FLOOR**  
A small landing area has access to a storage cupboard and to the master bedroom.

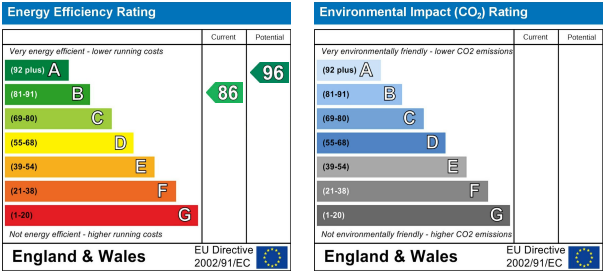
**BEDROOM ONE**  
A sizeable master suite which has space for a large bed and soft seating. There is a dormer window to the front aspect and the room has en-suite facilities.

**ENSUITE**  
With a mains fed shower, pedestal handbasin and WC. The room has been finished in modern ceramics and has a velux window to the rear aspect.

**EXTERNALLY**  
There is a designated driveway for two vehicles and a small lawned area to the front of the property. The rear garden is enclosed by fencing and is mainly laid to lawn with a paved patio area and a useful timber shed. A single gate provides access to the rear of the property.



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