Ann Cordey
ESTATE AGENTS

74 Walter Scott Avenue, Darlington, DL2 2RY

Offers In Excess Of £200,000

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A modern semi-detached residence located on Walter Scott Avenue which is within the up and coming West Park area of Darlington. This property, built to the high standards of Barratt Homes, boasts three well-proportioned bedrooms and two modern bathrooms, making it an ideal choice for families or professionals seeking a comfortable and stylish home.

As you enter, you will find a spacious reception room that offers a warm and inviting atmosphere, perfect for both relaxation and entertaining. The property has been thoughtfully upgraded from the original specification by the current vendor, ensuring that it is in ready-to-move-into condition.

The three bedrooms are all well proportioned with the principal bedroom of the home boasting ensuite facilities.

The location is particularly appealing, situated close to local amenities such as an Aldi supermarket and the Marks and Spencer food hall, providing convenience for your everyday needs. For those who enjoy the outdoors, there are lovely walks nearby, allowing you to explore the area. Additionally, excellent transport links to the town centre and the A1M north and south make commuting a breeze.

The rear garden is a delightful feature of this home, offering a good-sized and private space for outdoor activities or simply enjoying the fresh air. With convenient access to the side, it enhances the practicality of the property.

Furthermore, the house comes with the remainder of the NHBC guarantee, providing peace of mind for potential buyers. This property is sure to attract a wide range of interest, so do not miss the opportunity to make it your own.

RECEPTION HALLWAY
A composite door opens into the reception hallway which has a stylish and practical LVT floor and leads to a cloaks/WC and to the lounge. The staircase also leads to the first floor.

CLOAKS/WC
With modern low level WC and ceramic handbasin

LOUNGE
19'0" x 12'1" (5.80 x 3.70)
A light, bright and welcoming room with a bay window to the front aspect and with the LVT floor continued. A door leads through to the kitchen and dining room.

KITCHEN & DINING ROOM
15'1" x 10'11" (4.61 x 3.34)
The kitchen comprises on an ample range of wall, floor and drawer cabinets finished in a stylish tone which is complemented by the upgraded silestone worksurfaces with undermount sink. The integrated appliances include an electric oven and gas hob, slimline dishwasher and fridge freezer. There is also a useful understairs storage cupboard. The room is flooded with light from the window and the french doors which lead out to the rear garden. The room is finished with the warm oak tones of the LVT floor.

FIRST FLOOR

BEDROOM ONE
14'3" x 8'7" (4.36 x 2.63)
The principal bedroom is a generous bedroom, easily accommodating a Queen sized bed, overlooking the front aspect, and boasting ensuite facilities.

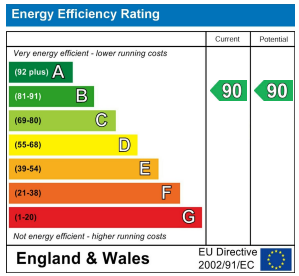
ENSUITE
With mains fed shower, WC and handbasin.

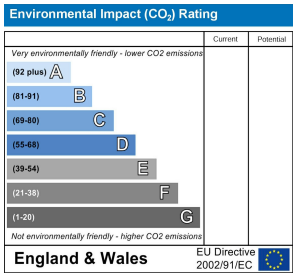
BEDROOM TWO
10'4" x 8'5" (3.15 x 2.58)
A second double bedroom this time overlooking the rear aspect.

BEDROOM THREE
8'8" x 6'5" (2.66 x 1.97)
A single bedroom overlooking the front aspect.

BATHROOM/WC
Comprising a modern white suite with panelled bath, pedestal handbasin, WC and tiled surrounds.

EXTERNALLY
Benefitting from a two car driveway. There is a single gate to the side for access to the rear garden which is enclosed and mainly laid to lawn. The solar panels which are fitted to the property provide a supplemented electricity supply.





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The Property Ombudsman

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