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ESTATE AGENTS

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15 BOTHAM GROVE, DARLINGTON, DL3 0YA

£180,000

An extended three-bedroom semi-detached property situated on a corner plot in the popular Harrowgate Hill area of Darlington. The accommodation briefly comprises an entrance hallway, front-facing lounge, kitchen/diner, utility room and ground floor WC, with three bedrooms and a family bathroom/WC to the first floor. Externally, the property benefits from front and rear gardens, a paved rear garden with double gates providing vehicle access, and an integral garage accessed from the utility room.

Offered for sale with NO ONWARD CHAIN, this extended property presents an opportunity for purchasers seeking a three-bedroom home with useful additional ground-floor facilities, a corner plot and vehicle access to the rear.

Situated in the popular Harrowgate Hill area of Darlington, this extended three-bedroom semi-detached property occupies a corner plot and offers versatile accommodation, making it worthy of consideration by a range of purchasers, including families, first-time buyers and those looking for additional living space.

Externally, the property benefits from gardens to both the front and rear. The rear garden is paved for ease of maintenance and incorporates double gates providing vehicle access, offering useful flexibility for parking or access to the rear of the property. An integral garage is positioned to the rear, with a personal door providing convenient access directly from the utility room.

Internally, the accommodation begins with an entrance hallway leading through to the front-facing lounge. To the rear, the kitchen/diner provides a practical space for everyday living and dining, with access through to a separate utility room. A ground floor WC adds further convenience, while the utility room also provides direct access to the integral garage.

To the first floor, there are three bedrooms together with a family bathroom/WC, fitted with a white suite comprising a WC and handbasin.

LOCATION

Botham Grove is situated within Harrowgate Hill, an established residential area to the north of Darlington. The location offers access to everyday amenities, local shops and public transport links, with bus stops serving the surrounding area. Families may also appreciate the proximity of local schools, including Harrowgate Hill Primary School and Longfield Academy. Darlington town centre provides a wider range of shopping, leisure and professional services, while the town's wider road and rail connections are useful for those travelling for work or commuting further afield. This combination of residential surroundings and access to local facilities makes the area a practical choice for a variety of buyers.

LOUNGE
16'03 x 11'01 (4.95m x 3.38m)

KITCHEN/DINER
16'03 x 14'03 (4.95m x 4.34m)

UTILITY
9'00 x 9'01 (2.74m x 2.77m)

W/C
6'01 x 3'01 (1.85m x 0.94m)

GARAGE
17'05 x 9'7 (5.31m x 2.92m)

BATHROOM
6'00 x 5'10 (1.83m x 1.78m)

BEDROOM ONE
14'00 x 8'00 (4.27m x 2.44m)

BEDROOM TWO
10'04 x 8'2 (3.15m x 2.49m)

BEDROOM THREE
10'04 x 6'01 (3.15m x 1.85m)

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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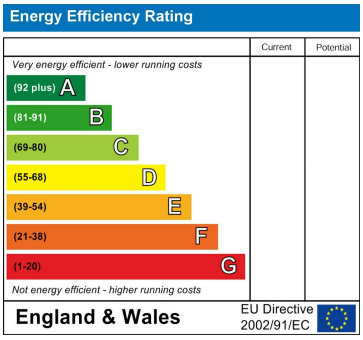

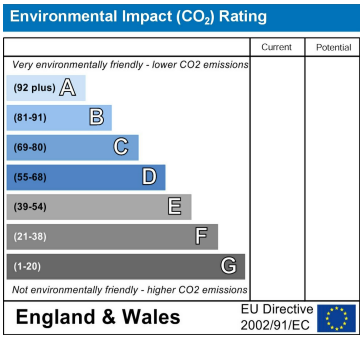

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The Property Ombudsman