



7 STOOPERDALE AVENUE, DARLINGTON, DL3 0UH

Offers In The Region Of £199,950

A beautifully updated, larger-style semi-detached home, recently refurbished throughout, featuring newly fitted UPVC double glazing, a modern refitted kitchen with integrated appliances and contrasting worktops, as well as a stylish modern bathroom suite with L-shaped bath and overhead shower. Positioned on a particularly attractive plot overlooking Sugar Hill Park, the property enjoys a generous Westerly-facing rear garden and benefits from gas-fired central heating and UPVC double glazing throughout.

The accommodation is spacious and well laid out, comprising an inviting entrance hallway, a generous lounge-dining room with bay window to the front and French doors opening directly onto the rear garden, creating a bright and airy living space. The recently refitted modern kitchen offers an excellent range of wall and floor units with integrated appliances and quality work surfaces.

To the first floor, there are three well-proportioned bedrooms and a contemporary family bathroom with a newly installed suite, including an L-shaped bath with overhead shower and modern fittings.

Externally, the property boasts delightful front and rear gardens, with the rear offering an excellent Westerly aspect ideal for afternoon and evening sunbathing. A driveway to the front provides



LOUNGE/DINING ROOM
23'03 x 11'06 (7.09m x 3.51m)

KITCHEN
12'08 x 8'0 (3.86m x 2.44m)

BEDROOM ONE
11'07 x 9'10 (3.53m x 3.00m)

BEDROOM TWO
11'08 x 11'06 (3.56m x 3.51m)

BEDROOM THREE
12'08 x 8'0 (3.86m x 2.44m)

BATHROOM
7'11 x 5'11 (2.41m x 1.80m)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	78
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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 misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The various systems and appliances shown here are not tested and no guarantee as to their operability or efficiency can be given.
Made with Manager 10/2/23

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