



Ann Cordey
ESTATE AGENTS

19 Fulthorpe Grove, Darlington, DL3 9QJ

£240,000



19 Fulthorpe Grove, Darlington, DL3 9QJ

A beautifully presented three-bedroom semi-detached property, ideal for families and a perfect first time buy. This home has been tastefully decorated throughout, offering a stylish and comfortable living environment ready to move in and enjoy. Situated in the ever popular Mowden area of Darlington and within walking distance to excellent schooling and amenities.

Upon entry, you're greeted by a spacious hallway with staircase to the first floor, leading into an ultra modern, fully-fitted kitchen equipped with contemporary units and high-quality worktops. Also leading into the Lounge with dual aspect and french doors.

Externally, the property benefits from a private driveway to the front, offering convenient off-road parking. To the rear, you'll find an expansive, well-maintained garden.

HALLWAY

Extended to the front to create a large welcoming Hallway leading to the Lounge, Ground Floor WC and Kitchen.

WC/UTILITY

A useful addition to any home, incorporating both ground floor wc and utility space.

LOUNGE

20'10 x 11'00 (6.35m x 3.35m)

The beautifully presented dual aspect living room is extremely generous in size, with spotlights to the ceiling and french doors leading to the garden.

KITCHEN/DINER

14'05 x 11'05 (4.39m x 3.48m)

Fitted with a range of wall, floor and drawer units with contrasting Quartz worktops incorporating a sink and drainer with a mixer tap. There is also ample space for a large dining table.

FIRST FLOOR

BEDROOM ONE

12'03 x 10'04 (3.73m x 3.15m)

The master bedroom is situated to the front with built in wardrobes and window to the front.

BEDROOM TWO

9'03 x 8'10 (2.82m x 2.69m)

With window to the side.

BEDROOM THREE

9'03 x 5'6 (2.82m x 1.68m)

Window to the rear.

BATHROOM

Fitted with a white suite comprising safety panel bath wc and handbasin with vanity storage unit.

EXTERNALLY

Externally, the property benefits from a private driveway to the front, offering convenient off-road parking and access to the Garage. To the rear, you'll find an expansive, well-maintained garden.





YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.

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		
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		



Ann Cordey
ESTATE AGENTS

13 Duke Street, Darlington, County Durham, DL3 7RX

Tel: 01325 488433

Email: sales@anncordey.com

www.anncordey.com



