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9 GONVILLE COURT, DARLINGTON, DL1 2YP

Offers In The Region Of £200,000

BEAUTIFULLY PRESENTED THREE BEDROOM SEMI-DETACHED PROPERTY situated on the popular Northwood Park development in Darlington. Much improved by the current owners, the property offers spacious open-plan lounge and dining accommodation, a fitted kitchen, a conservatory with a warm roof, ground floor WC, three bedrooms and a family bathroom with separate shower. Externally, there is a landscaped, low-maintenance rear garden with an open aspect beyond. Ideal for first-time buyers and families alike. Viewing is highly recommended.





Situated on the popular Northwood Park development, this attractive three-bedroom semi-detached property has been much improved by the current owners and offers well-presented accommodation, making it an ideal purchase for first-time buyers and families.

The property benefits from two entrance doors, with the former integral single garage converted to provide a separate access area, useful built-in storage and a ground floor WC.

The main living accommodation comprises a spacious lounge with a front-facing window and feature electric fireplace. This opens into the dining area, creating a generous open-plan living space, ideal for everyday living and entertaining.

The kitchen is fitted with a range of wall, floor and drawer units, complemented by contrasting work surfaces and fitted appliances. To the rear, the conservatory benefits from an insulated warm roof, allowing the space to be enjoyed throughout the year.

To the first floor are three bedrooms and a family bathroom fitted with a bath, separate walk-in shower cubicle, WC and wash hand basin.

Externally, the rear garden has been landscaped to provide an attractive, low-maintenance outdoor space, featuring artificial grass and a wooden storage shed. The garden also enjoys an open aspect to the rear.

LOCATION – GONVILLE COURT, DARLINGTON

Gonville Court forms part of the Northwood Park development, offering a residential setting within Darlington. The development is well suited to buyers looking for a modern residential environment, with local amenities and everyday facilities available within the wider area. Darlington town centre provides a wider choice of shops, supermarkets, leisure facilities and transport connections, while the surrounding road network offers access to other parts of the town and beyond.

A MUST-SEE PROPERTY – Offering well-presented accommodation, a versatile open-plan living area and a landscaped rear garden, this property is well worth an internal inspection.

HALLWAY - CONVERTED GARAGE
12'00 x 5'10 (3.66m x 1.78m)

LOUNGE/DINER
22'08 x 10'06 (6.91m x 3.20m)

W/C
5'4 x 2'10 (1.63m x 0.86m)

KITCHEN
8'00 x 9'4 (2.44m x 2.84m)

CONSERVATORY
15'5 x 10'01 (4.70m x 3.07m)

BEDROOM ONE
11'09 x 9'5 (3.58m x 2.87m)

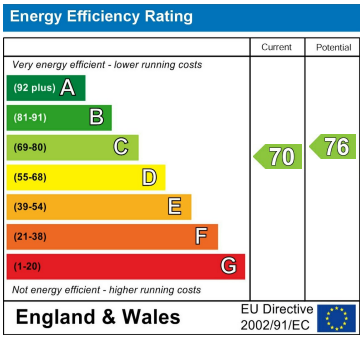
BEDROOM TWO
9'7 x 9'5 (2.92m x 2.87m)

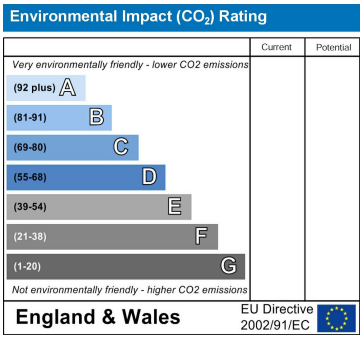
BEDROOM THREE
8'7 x 7'10 (2.62m x 2.39m)

BATHROOM
8'6 x 5'8 (2.59m x 1.73m)



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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