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11 GLOUCESTER PLACE, DARLINGTON, DL1 2LG

Offers In The Region Of £205,000

Versatile living is available within this much improved Three Bedroomed Semi-detached dormer bungalow. The location is quite private but with convenient access to the local amenities and excellent transport links. One of the rear stand out features of the home is the very generous plot, especially to the front which allows for off street parking for several vehicles and this in addition to a garage.

The accommodation is well proportioned with a generous lounge and dining area, the kitchen is of a

As mentioned previously the property occupies a generous plot and the possibility of extending could be explored, subject to relevant planning permission. The front garden is open plan with a paved driveway allowing for off street parking for several vehicles. This is in addtition to the garage (which measures 4.52m x 2.84m and has an electric roller door, light and power. There is also a large workshop (which measures 4.00m x 2.55m). The rear garden is well established with apple and pear trees, and mature borders which edge the lawn. The garden attracts a great deal of the sun and is quite private and backs onto open space to rear and river walks.

The location within the Haughton area is convenient for access to the town centre and transport links to the A1M and the A66. There are regular bus services and shops within walking distance along with local schools. The property is warmed by gas central heating and is fully double glazed and is offered hassle free with no onward chain.

TENURE: Freehold
COUNCIL TAX:

RECEPTION HALLWAY
The hallway leads to the lounge, kitchen, bedroom three, and to the shower room/WC.

LOUNGE
17'2" x 11'6" (5.25 x 3.52)
A sizeable lounge with a window to the front aspect and leading through to the dining area.

DINING AREA
11'3" x 9'9" (3.45 x 2.98)
Easily accommodating a family size dining table the room has a window to the rear.

KITCHEN
15'3" x 8'11" (4.65 x 2.74)
The kitchen is fitted with an ample range of light oak effect wall, floor and drawer cabinets with complementing black worksurfaces. There is an integrated electric oven and electric hob. There is plumbing for an automatic washing machine. The room has a window to the rear aspect and the side door leads to the conservatory.

CONSERVATORY
8'6" x 8'0" (2.61 x 2.46)

BEDROOM THREE
10'7" x 7'4" (3.24 x 2.25)
A ground floor bedroom or versatile room currently used as an home office with a window to the front and side aspect.

SHOWER ROOM/WC
With a walk-in shower, handbasin and WC.

FIRST FLOOR

BEDROOM ONE
14'11" x 11'1" (4.57 x 3.40)
A generous double bedroom with built in wardrobes and a dormer window to the front.

BEDROOM TWO
13'11" x 10'5" (4.26 x 3.20)
A second double bedroom also with wardrobes and dual aspect with a window to the side and a dormer window to the front.

EXTERNALLY
Open plan to the front with driveway and garage, there is also a brick built workshop. The rear garden is enclosed and quite private, laid to lawn with mature borders and fruit trees.

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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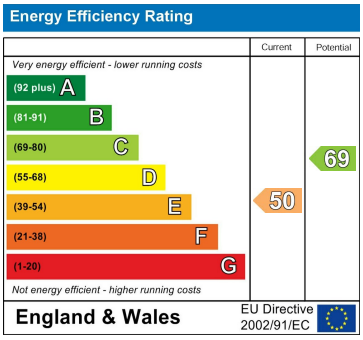

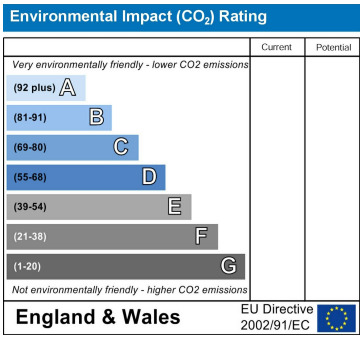

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NAEA National Association of Estate Agents
The Property Ombudsman