



Ann Cordey
ESTATE AGENTS

3 Gooseberry Grove, Darlington, DL1 3FN
£180,000



3 Gooseberry Grove, Darlington, DL1 3FN

Situated in the recent Coatham Vale development and built to exacting standards by Persimmon this THREE BEDROOMED semi-detached boasts light and bright, spacious accommodation and enjoys the remainder of a NHBC guarantee and a very efficient EPC rating of B. The location overlooking a large green to the front will have great appeal also.

The property is in ready to move into order with neutral decor and modern kitchen, ensuite and bathroom. Situated very conveniently for access towards Darlington and the local shops, schools and amenities of the area along with excellent access towards the A1M, both north and south.

Warmed by gas central heating and being fully double glazed. A brief summary of the accommodation is as follows: Reception hallway, Cloaks/WC. Lounge with staircase to first floor and access to the kitchen diner. To the first floor there are Three bedrooms, the master bedroom having en-suite facilities there is also a family bathroom/WC.

TENURE: Freehold
COUNCIL TAX: C

RECEPTION HALLWAY

A smart black composite door opens into the reception hallway which accesses the handy ground floor cloaks/WC and a door leads to the lounge.

CLOAKS/WC

Comprising a modern suite low level WC and handbasin.

LOUNGE

16'1" x 16'0" (4.91 x 4.89)

A welcoming reception room neutrally decorated and bright. The room overlooks the front aspect and the green and has an open plan staircase to the front. There is an electric feature fire to add a focal point and a cosy glow. A door from the lounge leads to the kitchen/diner.

KITCHEN/DINER

16'5" x 8'6" (5.01 x 2.60)

A spacious room fitted with an ample range of white gloss cabinets with complementing work surfaces and a textured sink. The integrated appliances include an electric oven and hob and fridge/freezer. There is also plumbing for an automatic washing machine. The dining area can easily accommodate a family table and additional useful storage is provided with a built in cupboard. There is a window overlooking the rear garden and French doors opening to the patio.

FIRST FLOOR

LANDING

The landing leads to all three bedrooms and to the bathroom/WC. There is also a built in linen cupboard and access to the attic area.

BEDROOM ONE

10'11" x 9'1" (3.35 x 2.78)

A generous master bedroom overlooking the front aspect and having fitted wardrobe built in over the stairs storage cupboard and enjoying en-suite facilities.



EN-SUITE

Comprising a single shower cubicle with mains fed shower, pedestal handbasin and WC. There is a window to the front aspect and the room has been finished with neutral ceramic tiling.

BEDROOM TWO

9'8" x 8'5" (2.97 x 2.57)

The second bedroom is a good size and overlooks the rear aspect.

BEDROOM THREE

8'3" x 6'0" (2.53 x 1.84)

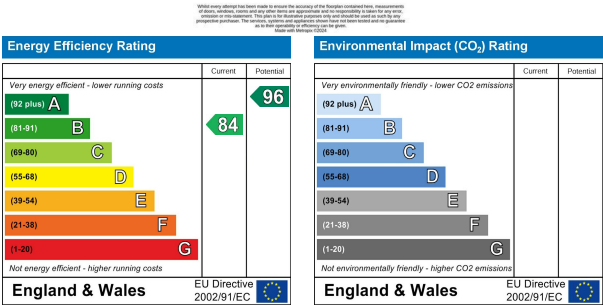
Bedroom three also overlooks the rear aspect.

BATHROOM/WC

Comprising of a white suite which includes panelled bath, pedestal handbasin and WC, again finished with neutral ceramic tiling.

EXTERNALLY

The front of the property is open plan with a paved driveway for off street parking there is also a lawned area and a single gate for access to the rear garden. The rear garden is enclosed by fencing and attracts a great deal of the summer sunshine. There is a paved patio seating area and a lawn. A timber shed provides useful storage and there is also a convenient water tap.



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.



13 Duke Street, Darlington, County Durham, DL3 7RX
Tel: 01325 488433
Email: sales@anncordey.com
www.anncordey.com



