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ESTATE AGENTS

53 Fulthorpe Avenue, Darlington, DL3 9QQ
Offers In The Region Of £237,500



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Situated on Fulthorpe Avenue in Darlington, this Three Bedroomed semi-detached house offers a perfect blend of comfort and convenience. Spanning an impressive 958 square feet, the property boasts an open plan lounge & dining room, with three well-proportioned bedrooms, it provides ample space for families or those seeking to use the third bedroom as a home office.

The property has been well maintained and is in ready to move into order. And the Mowden developement is a highly desirable and welcoming neighbourhood with regular bus services and excellent transport links. Well regarded local schools are within walking distance and their is also a parade of shops including a CO-OP and Post Office.

A driveway provides off street parking in addition to a single garage. The front garden is open plan, laid to lawn with established shrubs to the borders. A shared passageway at the side of the property leads down to the rear garden which is included by fencing and again laid to lawn with established plants and shrubs to the borders and a personnel door opening into the garage. Warmed by gas central heating and fully double glazed.

TENURE: Freehold
COUNCIL TAX: C

RECEPTION HALLWAY

Welcoming reception hallway with staircase to the first floor and access to the lounge.

LOUNGE

16'1" x 13'6" (4.91 x 4.14)

With a window to the front, feature fireplace and electric fire. The room is open plan to the dining room.

DINING ROOM

8'11" x 7'11" (2.72 x 2.43)

With a window to the rear and a door to the kitchen.

KITCHEN

8'7" x 7'10" (2.63 x 2.41)

Range of Beech cabinets with complementing worksurfaces and stainless steel sink unit, freestanding cooker and plumbing for an automatic washing machine. There is a window overlooking the garden and a door leading out to the side.

FIRST FLOOR

LANDING

With a window to the side aspect.

BEDROOM ONE

12'0" x 9'10" (3.67 x 3.02)

A good sized double bedroom with a window to the front aspect.

BEDROOM TWO

11'10" x9'11" (3.62 x3.04)

A second double bedroom with a window to the rear aspect and sliding door wardrobe.



