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ESTATE AGENTS

8 Raspberry Grove, Darlington, DL1 3FQ
Offers In The Region Of £189,950



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*** NO CHAIN ***

Built to exacting standards by Persimmon homes this THREE bedoomed town house offers spacious accommodation with modern kitchen, bathroom and en-suite. The property is light and bright and tastefully presented throughout.

The lounge is of a good size and leads through to the kitchen diner which has integrated appliances and French doors opening onto the garden. There is a handy ground floor cloaks/wc and two storage cupboards.

To the first floor there are two double bedrooms which are serviced by a family bathroom/wc. The master bedroom is to the second floor which is of a very good size and allows for a seating area and boasts en-suite facilities.

The property is positioned with a cul-de-sac location with private access and has two designated parking spaces. Having the advantage of not being directly overlooked at the front. There is a small frontage which is lawned with a border. The rear garden is enclosed by fencing and is laid to lawn and has a useful paved patio seating area. A single gate to the side provides access to the rear.

Ideally placed for the excellent transport links to the A1M both North & South. Harrowgate Hill has several schools, local shops and chain store supermarkets. There are regular bus services and a cycle path from the property towards town. Raspberry Grove is warmed by gas central heating and is double glazed and enjoys the remainder of the NHBC guarantee.

TENURE: Freehold

COUNCIL TAX:

RECEPTION HALLWAY

A smart composite door opens into the reception hallway which has a door through to the lounge.

LOUNGE

14'3" x 9'10" (4.36 x 3.02)

A welcoming reception room, tastefully decorated and light and bright with a window to the front aspect.



REAR HALLWAY

With staircase to the first floor and access to the cloaks/WC

CLOAKS/WC

Comprising a white suite with low level WC and handbasin.

KITCHEN/DINER

12'11" x 8'3" (3.96 x 2.54)

The kitchen has been fitted with an ample range of wall, floor and drawer cabinets in a modern blue tone and having complementing worksurfaces with textured sink. The integrated appliances include an electric oven, hob and fridge/freezer. There is also plumbing for an automatic washing machine. The room can accommodate a dining table and has further understairs storage.

There is a window overlooking the rear garden and French doors leading out to the rear also.



FIRST FLOOR

With two double bedrooms and bathroom/WC



BEDROOM TWO

13'0" x 9'4" (3.97 x 2.85)

A double room with two windows to the front aspect and currently used as a dressing room.

BEDROOM THREE

12'9" x 7'6" (3.90 x 2.30)

A generous double bedroom overlooking the rear aspect

BATHROOM/WC

With a white suite including panelled bath, pedestal handbasin and WC. The room has been finished with tiled surrounds.

SECOND FLOOR

A small landing area has access to a storage cupboard and to the master bedroom.

BEDROOM ONE

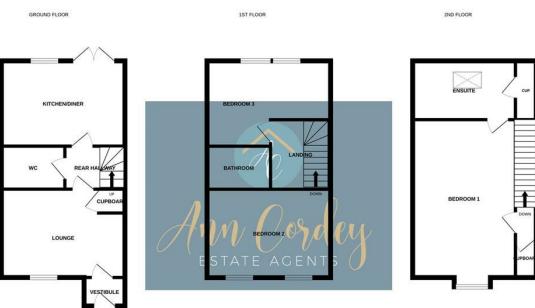
A sizeable master suite which has space for a large bed and soft seating. There is a dormer window to the front aspect and the room has en-suite facilities.

ENSUITE

With a mains fed shower, pedestal handbasin and WC. The room has been finished in modern ceramics and has a velux window to the rear aspect.

EXTERNALLY

There is a designated driveway for two vehicles and a small lawned area to the front of the property. The rear garden is enclosed by fencing and is mainly laid to lawn with a paved patio area and a useful timber shed. A single gate provides access to the rear of the property.



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 errors or omissions. The floorplan is intended for guidance purposes only. The floorplan must not be copied, reproduced or given to third parties or altered in any way. © Ann Cordey Estate Agents Ltd 2023.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		96
(81-91) B	86	
(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	

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

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