



**** IDEAL FIRST TIME BUY or INVESTMENT OPPORTUNITY ** ** uPVC DOUBLE GLAZING **
**** GAS CENTRAL HEATING via a refitted boiler ** ** NO ONWARD CHAIN ******

Located in the ever popular Eastbourne area of Darlington this spacious and well cared for three bedroom property is brought to the market which, in our opinion, will suit the needs of a variety of buyers.

The rear garden will certainly not fail to impress, considered relatively low maintenance and is not directly overlooked giving a sense of privacy which is so often sought but, not often found.

The three bedrooms will appeal to a growing family and we have no hesitation in recommending an internal viewing at your earliest opportunity.

The home lies within easy reach of local shops, amenities and schooling, easy reach of the town centre, railway station and Morton Park. There are also convenient transport links to both the A1(M) and A66.

GROUND FLOOR

A porch which is uPVC double glazed, entrance lobby with stairs to the first floor, an excellent sized lounge located to the front with a bow style window flooding the room with natural light, useful under stairs storage cupboard and feature fireplace with gas fire. The spacious kitchen/diner is ideal for entertaining family and friends providing a range of wall and base units with laminate work surfaces incorporating a sink unit with mixer tap, gas hob, cooker hood, electric oven, plumbing for an automatic washing machine, access to a rear lobby with cupboard housing the combi boiler (recently refitted). A ground floor shower room with shower cubicle, wash hand basin and w.c.

FIRST FLOOR

A window to the side elevation allowing natural light, three good sized bedrooms, two doubles and a single.

EXTERNALLY

Open lawned garden to the front and large enclosed rear garden with a sense of privacy which is paved and gravelled for low maintenance.

Arnold Road, Darlington, DL1 1JG
3 Bed - House - End Terrace
Offers Over £85,000

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PORCH

ENTRANCE LOBBY

LOUNGE

14'2x12'7 (4.32mx3.84m)

KITCHEN/DINER

17'3x7'8 (5.26mx2.34m)

REAR LOBBY

GROUND FLOOR SHOWER ROOM/W.C.

5'5x6'3 (1.65mx1.91m)

FIRST FLOOR LANDING

BEDROOM

14'10x9'8 (4.52mx2.95m)

BEDROOM

9'1x11'4 max (2.77mx3.45m max)

BEDROOM

7'9x8'2 (2.36mx2.49m)

FRONT ELEVATION

REAR GARDEN



Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

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Conveyancing

Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Arnold Road

Approximate Gross Internal Area
784 1sq ft - 73 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021

Energy Efficiency Rating	
Current	Potential
84	84
Very energy efficient - lower running costs (92-100) A (81-91) B (69-80) C (54-68) D (39-53) 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
A	A
Very environmentally friendly - lower CO ₂ emissions (92-91) A (89-80) B (85-84) C (82-54) D (81-54) E (71-54) F (4-20) G Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	

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