



**** PRICED TO SELL ** ** HIGHLY SOUGHT AFTER MOWDEN/WEST END ** ** KITCHEN/DINER ****
**** WALKING DISTANCE TO GOOD SCHOOLING ** ** SOUTH FACING REAR GARDEN ****

Properties of this nature and location are considered in high demand, and we anticipate this to be no exception with early viewings strongly recommended at your earliest opportunity to avoid disappointment.

It lies on the extremely popular Mowden development in the West End of Darlington, within easy reach of the town centre, Cockerton Village and transport links to the A1(M) & A66.

The property has been extremely well cared for and maintained by the present owner and is in excellent decorative order throughout, which will certainly appeal to a variety of buyers including a growing family.

Please contact Robinsons Tees Valley Darlington to arrange a viewing (in association with Smith & Friends).
 Please Note: Council tax band C. Freehold basis. EPC Rating D.

Fulthorpe Avenue, Darlington, DL3 9QQ

3 Bedroom - House - Semi-Detached

£220,000

EPC Rating: D

Tenure: Freehold

Council Tax Band: C

ROBINSONS
 SALES • LETTINGS • AUCTIONS *Tees Valley*

Fulthorpe Avenue, Darlington, DL3 9QQ

GROUND FLOOR

Entrance hall, lounge to the front with feature fireplace and electric fire. Kitchen diner overlooking the garden with ample space for a table and chairs and beautifully appointed modern kitchen with a range of wall and base units with granite work surfaces incorporating a sink unit with mixer tap, built in microwave, electric induction ceramic hob, chrome cooker hood, double electric oven and integrated dishwasher & fridge. Off the kitchen is a useful utility room and ground floor cloakroom/WC, the utility featuring further units and plumbing for a washing machine.

FIRST FLOOR

Landing with window to the side elevation, allowing natural light and hatch allowing loft access. Three well appointed bedrooms, two doubles and a single, both double bedrooms with fitted wardrobes, the master also housing the Baxi Combi boiler. Well presented bathroom completes the first floor accommodation with a panelled bath, overhead shower, vanity wash hand basin, mirror with LED lighting and built-in radio, WC and chrome towel radiator.

EXTERNALLY

Driveway to the front for off street parking leading to a garage with up and over door, lighting and power. Shared pedestrian side access to the rear garden which has that Southerly aspect thus enjoying the majority of the afternoon and evening sun. It is well tended having been laid to lawn with flowering borders and a block paved patio area.

ENTRANCE HALL

LOUNGE

15'5x13'2 (4.70mx4.01m)

KITCHEN

16'6" x 8'3" (5.05m x 2.53m)

UTILITY ROOM

7'2" x 9'8" (2.19m x 2.96m)

CLOAKROOM/W.C.

FIRST FLOOR LANDING

BEDROOM

10'0" x 12'5" (3.05m x 3.81m)

BEDROOM

10'0" x 11'2" (3.05m x 3.41m)

BEDROOM

6'6" x 7'8" (2m x 2.36m)



Fulthorpe Avenue, Darlington, DL3 9QQ

BATHROOM/W.C.
6'5" x 8'2" (1.98m x 2.50m)

FRONT EXTERNAL

REAR GARDEN

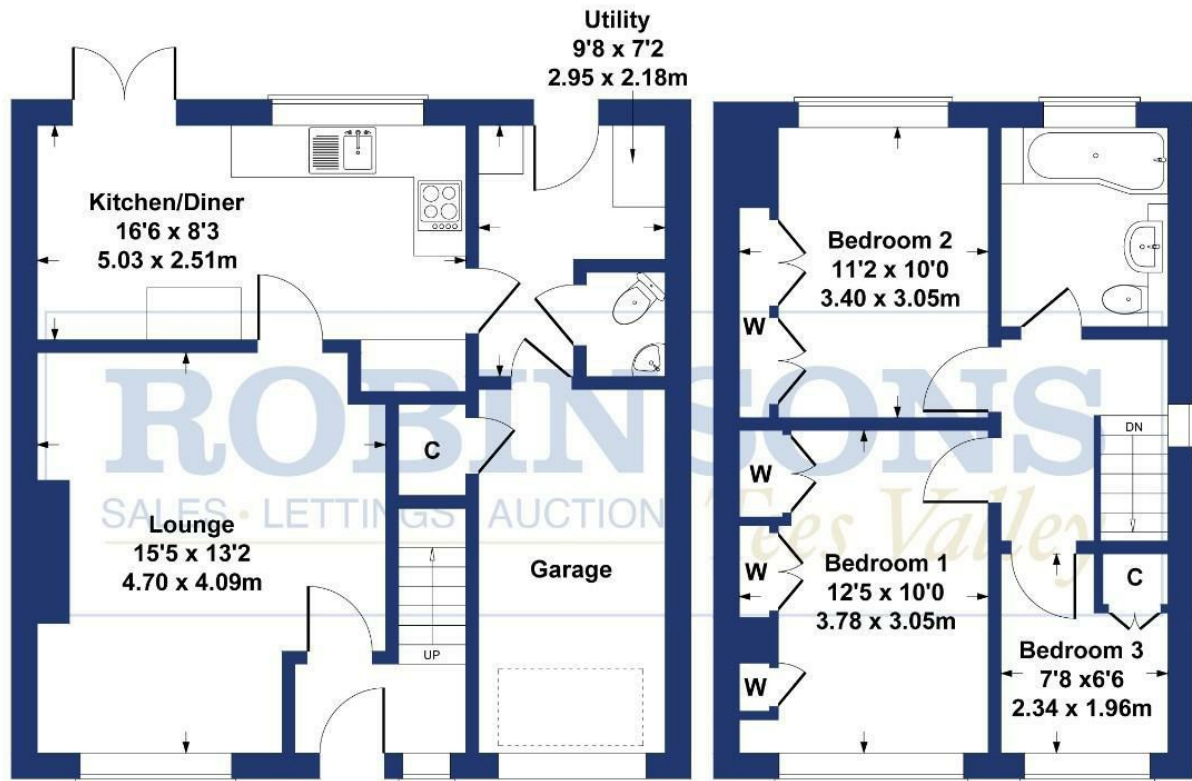


For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating to these services.

Fulthorpe Avenue

Approximate Gross Internal Area

981 sq ft - 91 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. 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	64	85
(81-91) B		
(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

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