



**** EXTENDED THREE BEDROOMED SEMI ** ** OPEN PLAN KITCHEN/DINER ** ** REFURBISHED KITCHEN **
**** IDEAL FIRST TIME BUY OR FAMILY PURCHASE ** ** NO ONWARD CHAIN ******

Located just off Yarm Road in this popular part of Darlington which lies within easy reach of the town centre, train station and Morton Park. The home has been improved by the present owner with viewings highly recommended to appreciate what this home has to offer.

The property benefits from uPVC double glazing, gas central via combi boiler, gardens to both front and rear which is considered relatively low maintenance.

GROUND FLOOR

Light and airy hallway with useful under stairs storage cupboard, open spindle balustrade leading to the first floor and pleasant open archway leading to the lounge. The lounge has a feature fireplace and bay window flooding the room with natural light. The open plan kitchen/diner is perfect to maximise on family time and will certainly appeal to variety of buyers. The kitchen having been refurbished providing an excellent range of wall and base units, with laminate work surfaces, incorporating stainless steel sink unit and mixer tap, breakfast bar, integrated gas hob, chrome chimney style cooker hood, electric oven, fridge/freezer and plumbing for washer dryer. On ground floor there is also a fabulous versatile garden room which is fully uPVC double glazed leading to the rear garden.

FIRST FLOOR

The landing with window to the side elevation allowing natural light and hatch giving access to loft space. There are three good sized bedrooms, the master bedroom with bay window and feature fireplace and a cupboard in the third bedroom houses the combi boiler. Bathroom/W.C is well equipped with three piece white suite comprises panelled bath with over head shower, wash hand basin, W/C and chrome style radiator.

Teal Road, Darlington, DL1 1BQ
3 Bed - House - Semi-Detached
Offers In The Region Of £135,000

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EXTERNALLY

The front garden is gravelled with borders and a hard surface driveway allowing off street parking which then leads to the shared driveway to rear of the property, pedestrian side access to the rear garden, once again it is considered low maintenance having been paved with raised bedding and hard surface patio area perfect for those warmer months.

ENTRANCE HALLWAY

LOUNGE

11'4 x 11'9 plus bay (3.45m x 3.58m plus bay)

KITCHEN/DINER

17'6 x 8'8 (5.33m x 2.64m)

GARDEN ROOM

7'5 x 9'2 (2.26m x 2.79m)

FIRST FLOOR LANDING

MASTER BEDROOM

11'6 x 11'9 plus bay (3.51m x 3.58m plus bay)

BEDROOM TWO

9'5 x 8'9 (2.87m x 2.67m)

BEDROOM THREE

6'7 x 7'3 (2.01m x 2.21m)

BATHROOM/W.C

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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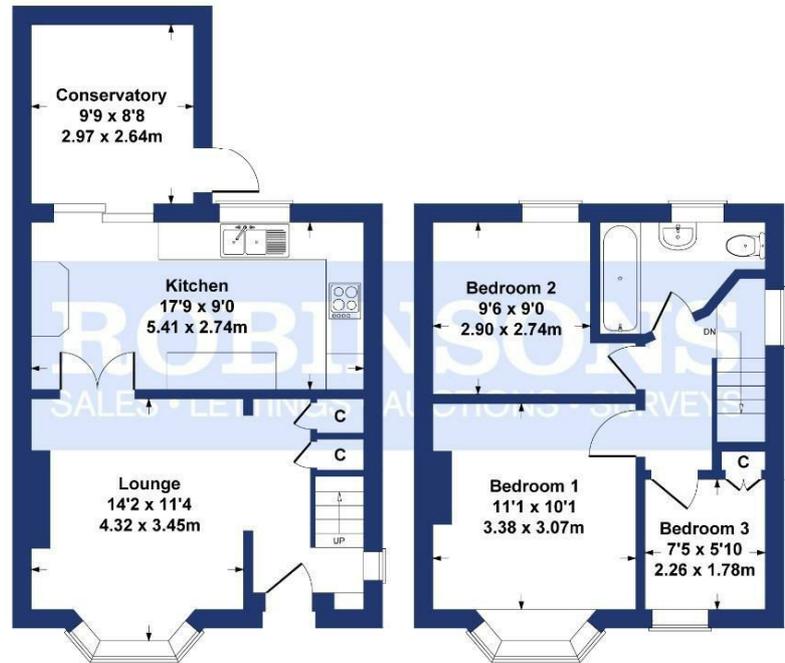
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Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Teal Road
Approximate Gross Internal Area
846 sq ft - 79 sq m



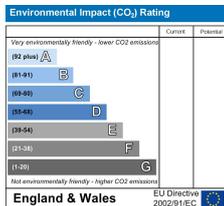
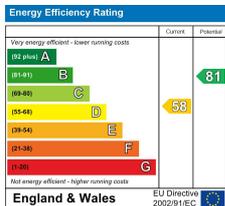
GROUND FLOOR

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



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