



**** IDEAL FAMILY HOME ** ** GENEROUS CORNER PLOT ** ** PRIVATE GARDEN **
**** OFF STREET PARKING TO REAR ** ** IDEAL INVESTMENT OPPORTUNITY ******

This property has undergone various improvements including a refurbished kitchen, 'Nest' central heating system with combi boiler installed to the loft. Some works however, remain unfinished and the property is sold as seen.

It will certainly appeal to a variety of buyers and is brought to the market with **NO ONWARD CHAIN**. Viewings are highly recommended to appreciate the potential of this home.

GROUND FLOOR

Entrance hall with generous under stairs storage cupboard and tiled flooring. A lounge to the front with a bow style window flooding the room with natural light and a delightful log burner, a beautifully appointed newly installed kitchen to the rear providing a modern range of wall and base units with Oak work surfaces, sink unit with mixer tap, induction electric ceramic hob, cooker hood, electric oven and integrated fridge freezer. Off the kitchen is a rear lobby to a useful utility room and ground floor w.c.

FIRST FLOOR

The landing has a hatch with fitted ladder allowing loft access, three good sized bedrooms, ideal for a growing family. Shower room comprising of a separate shower cubicle, wash hand basin, w.c. and chrome towel radiator.

EXTERNALLY

This semi detached home stands on an excellent corner plot with a garden running to the front, side and rear which is laid to lawn and is paved with a sense of privacy which is so often sought but, not often found. The block paved driveway to the rear also allows for off street parking and there is a large store unit (which the client has advised can either stay or be removed).

Please Note: Council tax band B. Freehold basis.

Telford Drive, Darlington, DL1 1HA

3 Bed - House - Semi-Detached

Offers In Excess Of £120,000

EPC Rating D

COUNCIL TAX BAND B

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Telford Drive, Darlington, DL1 1HA

ENTRANCE HALL

LOUNGE

11'4" x 15'7" max (3.47m x 4.77m max)

KITCHEN

14'6" x 9'2" (4.44m x 2.80m)

REAR LOBBY

UTILITY ROOM

11'0" x 8'10" max (3.37m x 2.71m max)

GROUND FLOOR W.C.

FIRST FLOOR LANDING

BEDROOM

8'4" x 13'9" (2.56m x 4.21m)

BEDROOM

8'4" x 11'2" (2.56m x 3.41m)

BEDROOM

5'10" x 7'8" (1.80m x 2.34m)

SHOWER ROOM

FRONT EXTERNAL

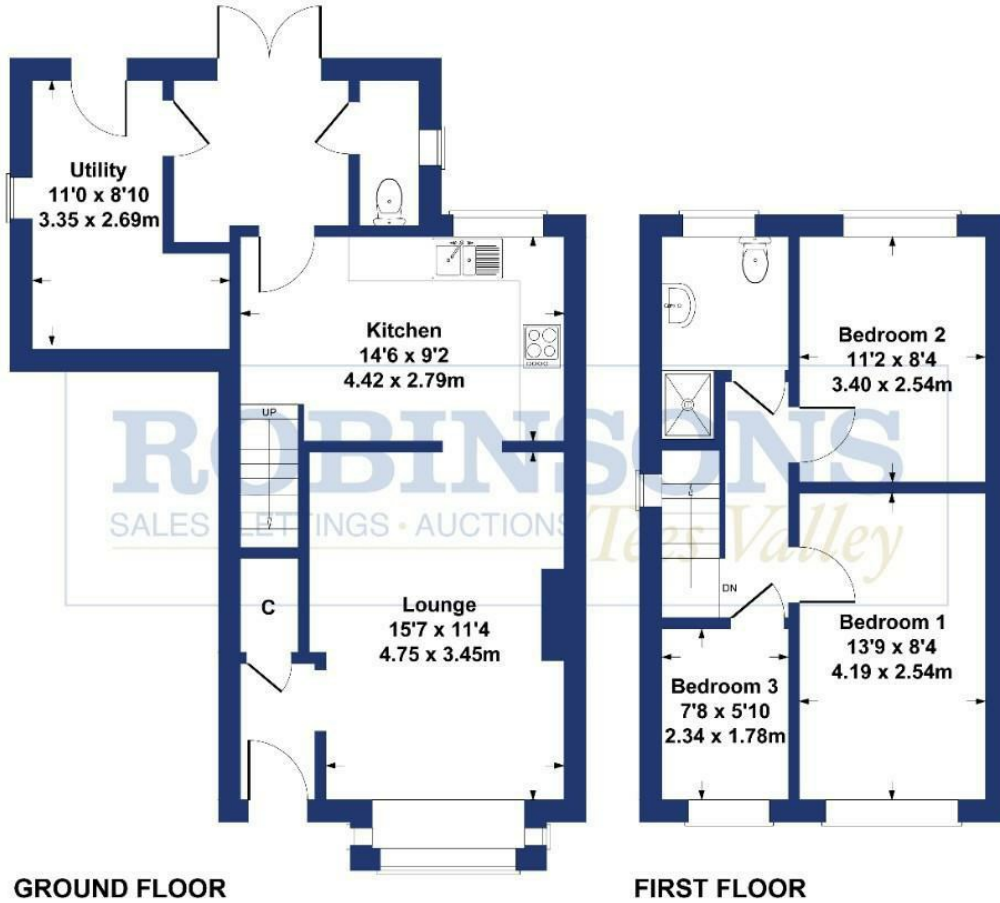
GARDEN





Telford Drive

Approximate Gross Internal Area
915 sq ft - 85 sq m



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. 2022

| Energy Efficiency Rating | |
|--|--|
| | Potential |
| <i>Very energy efficient - lower running costs</i> | |
| (92 plus) A | <div style="text-align: center;"> 86 </div> |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| <i>Not energy efficient - higher running costs</i> | |
| England & Wales | EU Directive 2002/91/EC |

| Environmental Impact (CO ₂) Rating | |
|--|-------------------------|
| | Potential |
| <i>Very environmentally friendly - lower CO2 emissions</i> | |
| (92 plus) A | |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| <i>Not environmentally friendly - higher CO2 emissions</i> | |
| England & Wales | EU Directive 2002/91/EC |

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