



**\*\* BEAUTIFULLY APPOINTED \*\*\* THREE BED SEMI \*\*\* CONSERVATORY EXTENSION \*\***  
**\*\* GENEROUS OFF STREET PARKING AND GARAGE \*\* \*\* QUIET CUL DE SAC \*\***

An extremely well maintained property which will certainly appeal to a variety of buyers including a first time buyer, family or as an investment opportunity. There are three reception rooms, the two main reception rooms are ideal for entertaining family and friends whilst the uPVC double glazed conservatory is an extremely versatile room, perfect for relaxing or a home office/playroom.

There is uPVC double glazing throughout, gas central heating via a combi boiler and the home is in good decorative order. Superbly positioned in this popular cul de sac in the Eastbourne area which lies within easy reach of local shops, amenities and schooling. Morton Park can be found within easy reach as is the railway station and town centre with convenient transport links to both the A1(M) and A66. It stands on a good plot with well tended gardens and generous parking to the front and left hand side of the property to a garage with lighting and power.

We have no hesitation in recommending an internal viewing to fully appreciate what the home has to offer.

#### GROUND FLOOR

Entrance hallway with a useful under stairs storage cupboard, lounge situated to the front with a bow style window flooding the room with natural light. There is a separate dining room with ample space for a table and chairs and French doors leading to the conservatory providing further ground floor accommodation which also has power and attractive fan light. The fitted kitchen provides a range of wall and base units with laminate work surfaces incorporating a stainless steel sink unit with mixer tap, gas hob, electric oven and plumbing for an automatic washing machine.

**Flamingo Close, Darlington, DL1 1DW**  
**3 Bed - House - Semi-Detached**  
**Offers In The Region Of £134,000**

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#### FIRST FLOOR

An opaque window and hatch allowing loft access, three bedrooms, two doubles and a single, the third bedroom has a cupboard housing the combi boiler. The bathroom completes the first floor accommodation with a well equipped three piece white suite comprising of panelled bath with over head shower, wash hand basin and w.c.

#### EXTERNALLY

There are gardens to front and rear. The front is laid to lawn with generous driveway and garage with up and over door, lighting and power. Pedestrian side access to the rear garden once again having been laid to lawn with borders, gravelled and a paved patio area, perfect for those warmer months.

#### ENTRANCE HALL

#### LOUNGE

10'3x12'8 (3.12mx3.86m)

#### DINING ROOM

8'6x10'8 (2.59mx3.25m)

#### CONSERVATORY

8'5x11'2 (2.57mx3.40m)

#### KITCHEN

7'5x10'5 (2.26mx3.18m)

#### FIRST FLOOR LANDING

#### BEDROOM

9'9x13'1 (2.97mx3.99m)

#### BEDROOM

9'9x10'8 (2.97mx3.25m)

#### BEDROOM

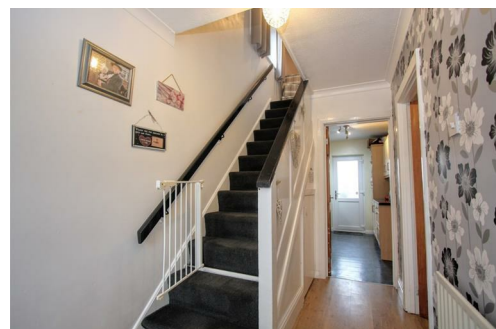
6'5x6'9 (1.96mx2.06m)

#### BATHROOM/W.C.

6'4x5'7 (1.93mx1.70m)

#### 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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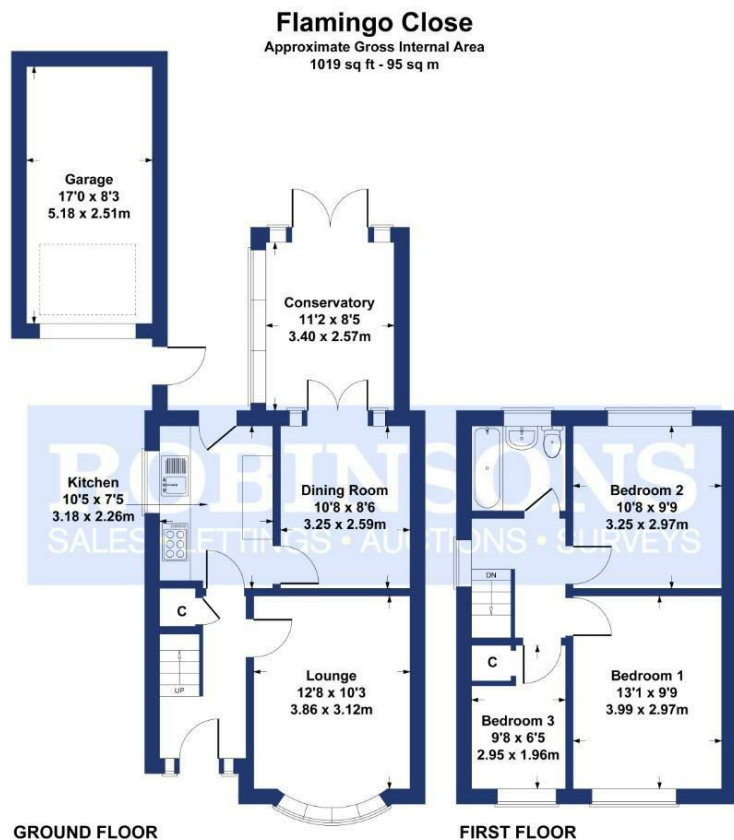
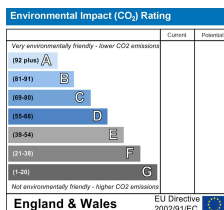
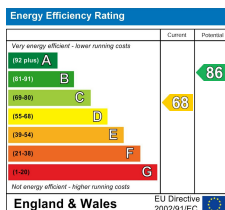
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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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.

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DURHAM CITY

1 Old Elvet

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T: 0191 386 2777 (Sales)

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E: info@robinsonsbishop.co.uk

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TS21 2AU

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E: info@robinsonssedfield.co.uk

## HARTLEPOOL

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TS26 9DE

T: 01429 891100

E: info@robinsonshartlepool.co.uk

## INGLEBY BARWICK

Barwick Lodge

TS17 0RH

T: 01642 762944

E: info@robinsonsbarnwick.co.uk

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