



**** GENEROUS EXTENDED FIVE BED SEMI *** SOUGHT AFTER WEST END ****
**** CATCHMENT OF EXCELLENT SCHOOLING *** IDEAL FAMILY PURCHASE ***NO ONWARD CHAIN****

We anticipate demand to be high for this wonderfully welcoming and relaxed family home superbly positioned within walking distance of excellent schooling. Located on the Mowden development we anticipate demand to be high with early viewings highly recommended.

It stands on a corner plot, the side garden a perfect place to relax and unwind during those warmer months. There is a through lounge/diner, perfect for entertaining family and friends. The lounge featuring an excellent log burning stove, perfect for those cosy nights in. There is a well appointed kitchen/breakfast room with Oak work surfaces, a four piece bathroom suite with roll top bath and shower cubicle, the five bedrooms will certainly appeal to a growing family.

GROUND FLOOR

A light and airy hallway giving an excellent first impression, useful ground floor w.c. with white wash hand basin and low level w.c. The lounge located to the front with a bow style window flooding the room with natural light and a feature log burning stove. A pleasant open aspect to the dining area, perfect to maximise on family time with an attractive vertical radiator and French doors to a private rear garden. A spacious kitchen providing a good range of wall and base units with Oak work surfaces incorporating a stainless steel sink unit with mixer tap, cooker point with chrome chimney style cooker hood and cupboard housing the combi boiler.

FIRST FLOOR

There are two hatches allowing access to separate lofts, one in the main house and one in the extension. Five well appointed bedrooms, perfect for those family needs or even clients' working from home. To complete the first floor there is a bathroom with four piece suite comprising of a roll top bath, separate shower cubicle, wash hand basin and w.c.

Conyers Avenue, Darlington, DL3 9DE
5 Bed - House - Semi-Detached
Offers In The Region Of £265,000

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EXTERNALLY

There is an open lawned garden to the front and a gravelled driveway for off street parking leading to a good sized garage for further secure parking or storage with an up and over door, lighting and power. There is also plumbing for an automatic washing machine and door leading to the side garden. The side garden is laid to lawn with a decking area, ideal for those Summer months. There is access through to the rear garden which has a sense of privacy which is so often sought but, not often found. It has mature borders, decking area and an outside water tap.

ENTRANCE HALL

GROUND FLOOR W.C.

LOUNGE

13'4x15'8 (4.06mx4.78m)

DINING ROOM

7'5x8'2 (2.26mx2.49m)

KITCHEN

16'9x9'1 (5.11mx2.77m)

FIRST FLOOR LANDING

BEDROOM

9'8x12'4 (2.95mx3.76m)

BEDROOM

9'9x11'3 (2.97mx3.43m)

BEDROOM

9'7x11'5 (2.92mx3.48m)

BEDROOM

7'2x11'8 (2.18mx3.56m)

BEDROOM

6'5x7'8 (1.96mx2.34m)

BATHROOM/W.C.

FRONT EXTERNAL

GARAGE

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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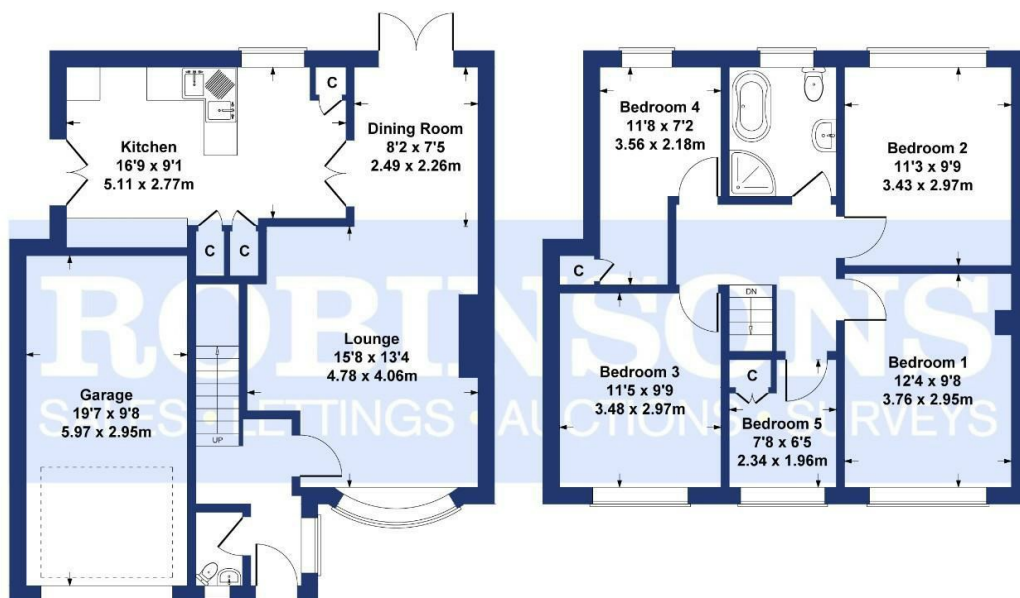
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Conyers Avenue

Approximate Gross Internal Area
1417 sq ft - 132 sq m



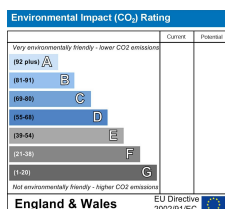
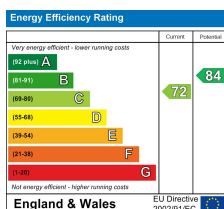
GROUND FLOOR

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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