



**** SOUGHT AFTER HIGH GRANGE DEVELOPMENT ** ** GENEROUS CORNER PLOT **
** IDEAL FIRST TIME BUY OR FAMILY PURCHASE ** ** SOUTH FACING REAR GARDEN ****

The home has recently undergone an extensive program of redecoration and in our opinion has been well priced in today's market. The home provides spacious yet manageable accommodation with a lovely kitchen/diner perfect to maximise on family time.

The three bedrooms will suit a growing family whilst externally there is parking for two vehicles to the front and a large rear garden which is a must see having a favourable southerly aspect gaining majority of the afternoon and evening sun.

We have no hesitation in recommending a viewing at your earliest opportunity to appreciate what this home has to offer both inside and out.

Council tax band: B and EPC rating: D

Robinsons Tees Valley Darlington. Telephone Number 01325 484440 Email Address - darlington@robinsonsteesvalley.co.uk

Faversham Park, Darlington, DL3 0UN

3 Bedroom - House - Semi-Detached

Offers In The Region Of £175,000

EPC Rating: D

Tenure: Freehold

Council Tax Band: B

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GROUND FLOOR

Entrance hall with stairs to first floor, pleasant lounge to the front with useful under stairs storage cupboard housing the Baxi Combi boiler. Kitchen/diner at the rear of the ground floor with sliding patio door to the garden perfect for the coming and goings of an active family life. The kitchen provides a range of wall and base units with laminate work services, incorporating a stainless steel sink unit with mixer tap, gas hob, electric oven and space for a table and chairs.

FIRST FLOOR

Landing with window to the side elevation allowing natural light, linen cupboard and hatch with ladder allowing loft access. Three well appointed bedrooms, two doubles and a single, the master with a built-in wardrobe. Bathroom with three piece white suite comprises: bath with shower over and additional shower attachment, wash hand basin and W/C.

EXTERNALLY

Tucked in the corner of this quiet cul-de-sac with an open lawn garden to the front and a hard surface driveway allowing off street parking for two vehicles. Pedestrian access to the rear garden with that southerly aspect currently lead to lawn with an outside water tap and garden shed.

ENTRANCE HALLWAY

LOUNGE

11'9" x 15'9" (3.60 x 4.82)

KITCHEN/DINER

14'11" x 8'7" (4.57 x 2.64)

FIRST FLOOR

BEDROOM

8'1" x 12'7" (2.47 x 3.84)

BEDROOM

8'0" x 10'5" maximum measurement (2.45 x 3.19 maximum measurement)

BEDROOM

6'8" x 9'6" (2.05 x 2.90)

BATHROOM/W.C

6'7" x 5'6" (2.02 x 1.68)

REAR GARDEN

FRONT ELEVATION



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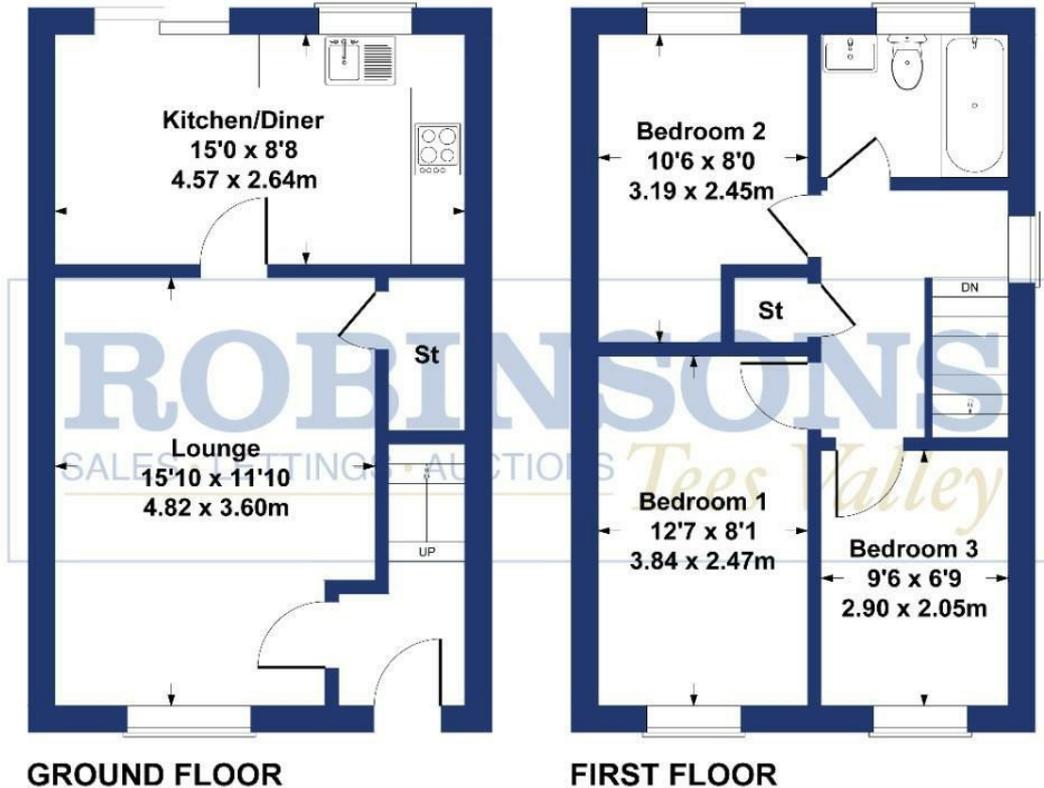


For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there 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

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Faversham Park

Approximate Gross Internal Area
743 sq ft - 69 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. 2023

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	87
(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	
	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

Robinsons Tees Valley
Darlington Sales, DL3 7RX
01325 484440
darlington@robinsonsteesvalley.co.uk

www.robinsonsteesvalley.co.uk