



Faversham Park, Darlington, DL3 0UN  
3 Bed - House - Semi-Detached  
£174,995

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

**\*\* PRICED TO SELL \*\* \*\* EXTENDED SOUGHT AFTER HIGH GRANGE \*\* \*\* CONSERVATORY \*\***  
**\*\* MASTER WITH EN-SUITE \*\***

Early viewings are highly recommended to avoid disappointment but, also to appreciate this fantastic family home. It has been well cared for and maintained providing well appointed accommodation throughout which will certainly suit the needs of a variety of buyers.

The High Grange development is extremely popular which lies within easy reach of both the town centre and A1(M) linking the North and South.

It is a wonderfully welcoming and relaxed family home with well proportioned rooms, perfect for the coming and goings of an active family life.

#### GROUND FLOOR

Entrance hall, excellent lounge to the front, perfect for entertaining with door to an under stairs storage cupboard in turn leading through to a useful utility room and ground floor w.c. The garage is also accessible from the utility room which means it is possible to reach cars under cover, a feature not to be under estimated during those colder months. The w.c. houses the combi boiler. There is a beautifully appointed kitchen/diner, perfect for entertaining with the kitchen having a good range of wall and base units with Oak work surfaces, Belfast sink unit with mixer tap, five ring gas hob, chrome chimney style cooker hood and exposed wood flooring. The conservatory which is fully uPVC double glazed providing fabulous additional accommodation.

#### FIRST FLOOR

A landing opening to three good sized bedrooms, the master with an en-suite showering facilities comprising shower cubicle, wash hand basin, w.c. and fully tiled walls. In the second bedroom is a hatch with fitted ladder allowing access to the loft which has been plastered and carpeted and has a small Velux window. To complete the first floor is a well equipped bathroom with three piece white suite comprising panelled bath with overhead shower, wash hand basin and w.c.

#### EXTERNALLY

A block paved driveway to the front allowing parking for multiple vehicles. Manageable rear garden which has both decking and paved patio areas, considered low maintenance making it an excellent place to relax during those warmer months. There is an outside water tap.

#### ENTRANCE HALL

#### LOUNGE

11'9x15'7 (3.58mx4.75m)

#### UTILITY ROOM

7'4x7'8 (2.24mx2.34m)

#### GROUND FLOOR W.C.

#### KITCHEN/DINER

15'x8'6 (4.57mx2.59m)

#### CONSERVATORY

13'2x9'4 (4.01mx2.84m)

#### FIRST FLOOR LANDING

#### BEDROOM

13'9x15'1 max (4.19mx4.60m max)

#### EN-SUITE SHOWER ROOM

#### BEDROOM

7'8x13'5 (2.34mx4.09m)

#### BEDROOM

8'1x10'3 max (2.46mx3.12m max)  
Narrowing to 9'2

#### FAMILY BATHROOM/W.C.

#### FRONT EXTERNAL

#### GARAGE

8'5x11'4 (2.57mx3.45m)

#### REAR GARDEN



# OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(93-101)	B		
(85-89)	C		
(69-84)	D		
(55-68)	E		
(45-54)	F		
(35-44)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
(81-91)	B		
(69-80)	C		
(55-64)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## DURHAM SALES & LETTINGS OFFICE

DURHAM CITY  
1 Old Elvet  
DH1 3HL

T: 0191 386 2777 (Sales)  
T: 0191 383 9994 (option1) (Lettings)  
E: info@robinsonsdurham.co.uk

## REGIONAL LETTING & MANAGEMENT CENTRE

DURHAM CITY  
19A Old Elvet  
DH1 3HL

T: 0191 383 0777  
E: info@robinsonsdurham.co.uk

## CHESTER-LE-STREET

45 Front Street  
DH3 3BH

T: 0191 387 3000  
E: info@robinsonscs.co.uk

## BISHOP AUCKLAND

120 Newgate Street  
DL14 7EH

T: 01388 458111  
E: info@robinsonsbishop.co.uk

## CROOK

Royal Corner  
DL15 9UA

T: 01388 763477  
E: info@robinsonscrook.co.uk

## SPENNYMOOR

11 Cheapside  
DH16 6QE

T: 01388 420444  
E: info@robinsonsspenny Moor.co.uk

## SEDFIELD

3 High Street  
TS21 2AU

T: 01740 621777  
E: info@robinsonssedgefield.co.uk

## DARLINGTON

7 Duke Street  
DL3 7RX

T: 01325 484440  
E: info@robinsonsdarlington.co.uk

## STOCKTON

21 Bishop Street  
TS18 1SY

T: 01642 607555  
E: info@robinsonstockton.co.uk

## HARTLEPOOL

106 York Road  
TS26 9DE

T: 01429 891100  
E: info@robinsonshartlepool.co.uk

## MIDDLESBROUGH

26 Stokesley Road  
TS7 8DX

T: 01642 313666  
E: info@robinsonsmiddlesborough.co.uk

## INGLEBY BARWICK

Barwick Lodge  
TS17 0RH

T: 01642 762944  
E: info@robinsonsbarkwick.co.uk

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.



# ROBINSONS

SALES • LETTINGS • AUCTIONS

7 Duke Street, Darlington, Durham, DL3 7RX | Tel: 01325 484440 | info@robinsonsdarlington.co.uk

www.robinsonsestateagents.co.uk