



****VIRTUAL TOUR AVAILABLE****

**** EVER POPULAR HARROGATE HILL ** ** EASY REACH TO A1 (M) and A66 ****
**** IDEAL FAMILY HOME ** ** GENEROUS PLOT ** ** NO ONWARD CHAIN ****

Excellent opportunity to acquire this spacious, two reception room, three bedroom semi detached property located in this popular part of Darlington, which lies within easy reach of local shops, amenities and schooling. There is a generous driveway leading to a garage. The plot, also considered a good size with excellent potential, the rear garden perfect to relax during those months. Although the property is in need of some updating, there is uPVC double glazing (excluding pantry window), gas central heating via a Valliant Combi boiler and no onward chain for a more secure sale and purchase.

Please Note: Council tax band B. Freehold basis. EPC rating E

Please contact Robinsons Tees Valley Darlington to arrange a viewing (in association with Smith & Friends).

Alwyn Road, Darlington, DL3 0AH
3 Bedroom - House - Semi-Detached
Offers In The Region Of £160,000
EPC Rating: E
Tenure: Freehold
Council Tax Band: B

ROBINSONS
 SALES • LETTINGS • AUCTIONS *Tees Valley*

Alwyn Road, Darlington, DL3 0AH

GROUND FLOOR

Light and airy hallway giving a good first impression with stairs to first floor and useful under stairs storage cupboard. Lounge to the front with a feature fireplace and bay window flooding the room with natural light. Separate dining room, ideal for entertaining and a fitted kitchen providing a range of units with laminate work surfaces incorporating a stainless steel sink unit with mixer tap, cooker point, plumbing for washing machine and useful pantry.

FIRST FLOOR

Landing with window to the side elevation. Three bedrooms, two doubles and a good size single, the master enjoying a bay window. The bathroom completes the accommodation featuring a wet room with a shower area, basin and w.c.

EXTERNALLY

Lawn garden to the front with flowering borders and a generous driveway allowing parking for multiple vehicles running to the left side of the property to a garage for further secure parking at storage with up and over door. Side access to the generous rear garden with excellent potential and a great space to enjoy during those warmer months. It is laid to lawn and has a greenhouse and paved patio area.

HALLWAY

LOUNGE

12'8" x 11'11" (3.87m x 3.64m)

DINING ROOM

11'7" x 10'0" (3.55m x 3.06m)

KITCHEN

10'6" x 6'11" (3.21m x 2.13m)

FIRST FLOOR LANDING

BEDROOM

12'6" x 12'0" (3.83m x 3.67m)

BEDROOM

10'9" x 10'0" (3.28m x 3.06m)

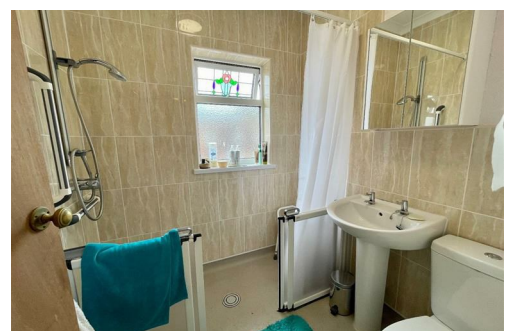
BEDROOM

7'2" x 9'3" (2.19m x 2.83m)

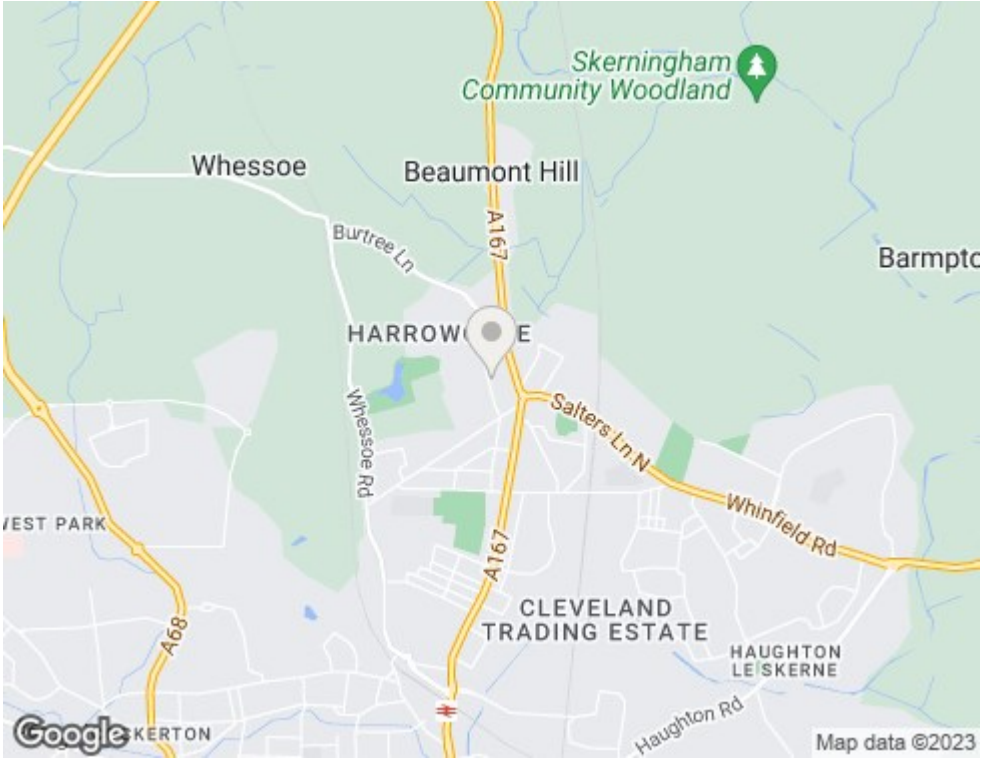
WET ROOM/W.C.

FRONT EXTERNAL

REAR GARDEN



Alwyn Road, Darlington, DL3 0AH



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 to these services.

Visit. . . robinsonsteesvalley.co.uk

Alwyn Road
Approximate Gross Internal Area
1076 sq ft - 100 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	53	
(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		
	Current	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

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