



## 19 Fulthorpe Grove, Darlington Asking Price £250,000

An outstanding opportunity has arisen to purchase an impressive and extremely well presented three bed roomed semi detached residence which is located in the popular Mowden Park area in the highly desirable West End of Darlington. The property has undergone a programme of complete refurbishment. Offering fine interior design and a range of quality fixtures and fittings throughout in brief this stunning residence is comprised of a welcoming entrance hallway, a beautifully appointed dual aspect living room, a stunning Kitchen / dining room, a utility room / cloakroom, three bedrooms and a family bathroom. Externally to the front of the property there is a large driveway providing off road car parking and a beautifully presented garden which is laid to lawn and complimented with a variety of mature plants and shrubs. To the rear of the property there is a single garage, an enclosed garden which is laid to lawn and a raised Indian Stone patio area which is ideal for outdoor entertaining. Offering impressive, ready to move into accommodation, the need for internal viewing is paramount in order to appreciate this beautiful residence.



# 19 Fulthorpe Grove, Darlington

## General Remarks

A superb opportunity has arisen to acquire a simply stunning three bed roomed semi detached dormer bungalow situated on Fulthorpe Grove within the ever popular Mowden area within the heart of the desirable west end of Darlington

Completely refurbished to an extremely high specification

Council Tax Band C

Double glazing throughout

Immaculately presented

We recommend viewings at the earliest opportunity to avoid disappointment.

## Location

Fulthorpe Grove is superbly positioned within the heart of the desirable West End of Darlington. The property is situated within a short walking distance of Mowden Park shopping precinct where you will find a host of amenities including a supermarket, a post office, a Chinese takeaway, fish & chip shop a hairdressers and beautician and a popular public house. A wider range of amenities can be found a short drive away in Darlington's Town centre. The property is ideally situated for accessing first class local schools to include Mowden Infant and Junior Schools, Hummersknott Academy and Carmel College. Fulthorpe Grove is well placed for travel to the business and commercial centres throughout the region via the A1M and the A66. Darlington's East Coast Main Line railway provides easy commuting to both Newcastle and York with London Kings Cross accessible within two and a half hours.

## Entrance Hallway

The property is entered through a composite door with UPVC double glazed windows to the front and side elevations leading into a welcoming entrance hallway. The spacious hallway is warmed by a central heating radiator, is tastefully decorated in neutral tones and benefits from laminated flooring.

## Living Room

19'8" x 11'0"

The beautifully presented dual aspect living room is tastefully decorated in neutral tones and offers fine interior design. Warmed by a central heating radiator and benefiting from inset spotlights to the ceiling, a UPVC double glazed window to the front elevation and UPVC double glazed French doors with UPVC double glazed windows to the side leading out to the patio area and rear garden beyond.

## Kitchen / Dining Room

11'5" x 10'6"

The simply stunning kitchen / dining room is fitted with a comprehensive range of wall, floor and drawer units with contrasting Quartz worktops incorporating a sink and drainer with a mixer tap. The kitchen/dining room is warmed by a central heating radiator and benefits from inset spotlights to the ceiling, laminated flooring, an under stairs cupboard providing useful storage, UPVC double glazed windows to the rear and side elevations and a number of integrated appliances including an electric oven and hob, a fridge freezer and a dishwasher. There is ample room for a dining table. A UPVC double glazed door leads out to the side elevation.

## Utility Room / Cloakroom

The utility room has laminated flooring, a wall mounted boiler, a UPVC double glazed window to the side elevation, plumbing for an automatic washing machine and is fitted with a modern suite comprising of a wash hand basin inset into a vanity unit and a low level WC.

## First Floor Landing

A staircase leads to the first floor landing.

## Bedroom One

12'3" x 11'1"

A double bedroom warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from inset spotlights to the ceiling and a cupboard providing useful storage.

## Bedroom Two

9'1" x 8'5"

A further double bedroom warmed by a central heating radiator, tastefully decorated and benefiting from a UPVC double glazed window overlooking the side elevation of the property.

## Bedroom Three

5'6" x 8'10"

A single bedroom warmed by a central heating radiator and benefiting from a UPVC double glazed window overlooking the rear elevation of the property.

## Bathroom

7'7" x 5'5"

The modern and most contemporary bathroom is warmed by a central heating radiator, has vinyl flooring, partially tiled walls, a UPVC double glazed window and is fitted with a suite comprising of a panelled bath with overhead shower and shower screen, a wash hand basin inset into a vanity unit and a low level WC.

## Externally

Externally to the front of the property there is a large driveway providing off road car parking and a beautifully presented garden which is laid to lawn and complimented with a variety of mature plants and shrubs. To the rear of the property there is a single garage, an enclosed garden which is laid to lawn and a raised Indian Stone patio area which is ideal for outdoor entertaining.

