



2 Elton Grove, Darlington Asking Price £395,000

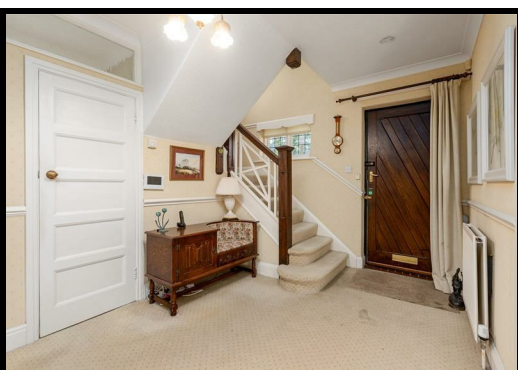
Nestled in the heart of the much sought-after west end of Darlington, this charming semi-detached house on Elton Grove presents an excellent opportunity for those seeking a new home. Offered for sale with no onward chain, this property is ready for you to move in and make it your own.

The house boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The layout is both practical and welcoming, providing ample space for relaxation and socialising. With three well-proportioned bedrooms, there is plenty of room for a growing family or for those who desire extra space for guests or a home office.

The property features a bathroom, designed for convenience and comfort. The overall design and layout of the home create a warm and inviting atmosphere, making it an ideal setting for family life.

Situated in a pleasing position, this home benefits from the charm and amenities of the west end of Darlington, known for its friendly community and accessibility to local shops, schools, and parks. This location offers a perfect blend of suburban tranquillity and urban convenience.

Whether you are a first-time buyer, a family looking for more space, or an investor seeking a property with great potential, this semi-detached house on Elton Grove is a must-see. With its appealing features and prime location, it promises to be a delightful place to call home. Don't miss the chance to view this property and envision your future in this lovely part of Darlington.



2 Elton Grove, Darlington

General Remarks

Offered For Sale with NO ONWARD CHAIN

A fantastic opportunity has arisen to acquire a three bedroom semi detached residence occupying a most pleasing position on Elton Grove within the highly desirable west end of Darlington

Double glazed windows throughout

Gas fired central heating

Council Tax Band E

We welcome viewings at the earliest opportunity to avoid disappointment

Location

Elton Grove is superbly positioned in what is considered to be one of Darlington's finest and most desirable roads. This property is situated within a short walking distance of Darlington's Town centre where you will find a host of amenities including shops, boutiques, restaurants, continental cafe's and leisure facilities. The property is ideally situated for accessing first class local Schools to include The Federation of Abbey Infant and Junior school, St Augustine's Primary School, Polam Hall School, Hummersknott Academy and Carmel College. For the commuter the property 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. International air travel is available from both Newcastle and Teesside airports.

Entrance Hallway

13'11" x 8'9"

The property is entered through a wooden door leading into a most welcoming entrance hallway. The hallway is warmed by a central heating radiator, is tastefully decorated in neutral tones and benefits from a dado rail.

Cloakroom

The cloakroom is fitted with a suite comprising of a wash hand basin and a low level WC.

Living Room

13'10" x 12'10"

The living room is situated to the front elevation of the property. Warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a UPVC double glazed bay window, a shelving unit to the alcove and a feature fire place with a granite hearth and inserts and a gas fire.

Dining Room

13'10" x 12'10"

The dining room is situated to the rear elevation of the property. Warmed by a central heating radiator, tastefully decorated and benefiting from a double glazed door with double glazed windows to either side which leads out to the rear garden.

Kitchen / Breakfast Room

13'7" x 11'10"

The kitchen / breakfast room is fitted with a comprehensive range of wall,

floor and drawer units with contrasting worktops incorporating a composite sink and drainer. The kitchen benefits from vinyl flooring, an electric oven and hob with overhead extractor hood, a dishwasher, plumbing for an automatic washing machine, a double glazed window overlooking the side elevation of the property and double glazed French doors leading out to the rear garden. There is ample room for a dining table.

First Floor Landing

A staircase leads to the first floor landing. The landing has a hatch giving access to the loft.

Bedroom One

13'11" x 11'7"

With pleasant views overlooking the rear garden a double bedroom warmed by a central heating radiator tastefully decorated and benefiting from built in wardrobes providing useful storage and a UPVC double glazed window.

Bedroom Two

13'10" x 11'7"

Situated to the front elevation of the property a double bedroom warmed by a central heating radiator, tastefully decorated and benefiting from a cupboard providing useful storage.

Bedroom Three

7'3" x 11'11"

A double bedroom situated to the rear elevation of the property warmed by a central heating radiator, decorated in neutral tones and benefiting from a UPVC double glazed window and built in wardrobes providing useful storage.

Bathroom

The bathroom is warmed by a towel radiator, has a tiled floor, a UPVC double glazed window and is fitted with a suite comprising of a bath, a shower cubicle with an electric shower and a low level WC.

Externally

Externally to the front of the property there is a driveway providing off road car parking, a gravelled garden designed for low maintenance. To the rear of the property there is a single garage with up and over door, a paved garden designed for low maintenance and complimented with a variety of mature trees, plants and shrubs. There is also a patio area which is ideal for outdoor entertaining.

