



**** PRICED TO SELL **** **** QUIET CUL DE SAC **** **** POPULAR WHINFIELD AREA ****
**** PRIVATE REAR GARDEN ****

We anticipate demand to be high for this well presented and improved three bed semi detached property located in the popular Whinfield area of Darlington which lies within easy reach of local shops, amenities and schooling.

Quality kitchen and bathroom facilities have been installed and the home is in excellent decorative order throughout complimented by a well tended rear garden which has a favourable Southerly aspect. The home also features solar panels and an integral garage which is accessible from the porch which means it is possible to reach cars undercover, a feature not to be under estimated during those colder months.

GROUND FLOOR

Entrance porch, through lounge/diner, perfect for entertaining family and friends with the lounge located to the front with a pleasant open aspect to the dining area with French doors to the garden. A beautifully appointed kitchen providing a good range of modern wall and base units with laminate work surfaces incorporating a sink unit with mixer tap, electric ceramic hob with chrome chimney style cooker hood, electric oven, integrated fridge/freezer and dishwasher and inset lighting.

FIRST FLOOR

A window to the side elevation and a hatch with ladder allowing loft access. Three bedrooms, two doubles and a spacious single and a stunning bathroom with four piece white suite comprising of panelled bath, wash hand basin and w.c.

EXTERNALLY

The home is not directly overlooked with an open lawned garden to the front and a block paved driveway allowing parking for two vehicles leading to a garage with up and over door, lighting and power. There is pedestrian side access to the rear garden which has that favourable Southerly aspect once again laid to lawn with a paved patio area.

Troon Avenue, Darlington, DL1 3HY
3 Bed - House - Semi-Detached
£150,000

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ENTRANCE PORCH

LOUNGE

11' max 12'3x14'9 (3.35m max 3.73mx4.50m)

DINING ROOM

8'9x8'4 (2.67mx2.54m)

KITCHEN

8'9x7'9 (2.67mx2.36m)

FIRST FLOOR LANDING

BEDROOM

10'5x11'8 (3.18mx3.56m)

BEDROOM

10'5x11'2 (3.18mx3.40m)

BEDROOM

8'4x8'6 (2.54mx2.59m)

BATHROOM/W.C.

FRONT EXTERNAL

REAR GARDEN



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
152-154 kWh/m ² A		90	93
115-151 kWh/m ² B			
79-114 kWh/m ² C			
51-78 kWh/m ² D			
35-50 kWh/m ² E			
21-34 kWh/m ² F			
13-20 kWh/m ² G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	