



**\*\* WELL APPOINTED THREE BED SEMI \*\*\* GARAGE \*\*\* QUIET CUL DE SAC \*\***

Semi detached property located in the ever popular Whinfield area of Darlington which lies within easy reach of local shops, amenities and schooling. The Asda supermarket can be found within walking distance, as is the local doctor's surgery with convenient transport links to the A1(M) and A66 only a short drive away.

Anticipated demand to be high, newly redecorated and newly fitted carpets, viewings are highly recommended to appreciate this home. It is nicely set back overlooking a green to the front whilst the rear garden has a favourable Westerly aspect thus gaining the majority of the Summer sun.

The property features double glazing most of which is uPVC and gas central heating ( new combi boiler fitted 2021 ).

#### GROUND FLOOR

Entrance hallway with stairs to the first floor and doors through to a light and airy through lounge/diner, perfect for entertaining family and friends. The lounge area is situated to the front overlooking the green with a traditional fireplace and cupboard housing the gas boiler, the open aspect runs nicely through to a dining area with patio door to the garden. The kitchen provides a range of units with laminate work surfaces incorporating a stainless steel sink unit with mixer tap and windows to both the side and rear elevations.

PLEASE NOTE: NO SMOKERS, PETS CONSIDERED, BOND £650.

**Moffat Close, Darlington, DL1 3PP**  
**3 Bed - House - Semi-Detached**  
**£650 Per Calendar Month**

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



#### FIRST FLOOR

A window to the side elevation and a hatch with ladder allowing loft access. There are three bedrooms, two doubles and a single, the master with built-in wardrobes and the second with a cupboard housing the domestic hot water cylinder. The bathroom completes the accommodation with a three piece white suite comprising of a panelled bath with overhead shower, wash hand basin and w.c.

#### EXTERNALLY

There are well tended gardens to both the front and rear. There is an open lawned garden to the front along with a generous driveway allowing parking for multiple vehicles leading to the garage with up and over door, lighting and power. Pedestrian side access to the manageable rear garden, once again having been laid to lawn with a paved patio area, perfect for relaxing during those warmer months.

#### ENTRANCE HALL

#### LOUNGE

12'2x13'3 (3.71mx4.04m)

#### DINING AREA

8'2x10'4 (2.49mx3.15m)

#### KITCHEN

7'x10'3 (2.13mx3.12m)

#### FIRST FLOOR LANDING

#### BEDROOM

9'1x12'9 (2.77mx3.89m)

#### BEDROOM

9'1x9'1 (2.77mx2.77m)

#### BEDROOM

6'7x9'8 max (2.01mx2.95m max)

#### BATHROOM/W.C.

#### FRONT ELEVATION

#### REAR GARDEN

#### GARAGE

7'6x17'6 (2.29mx5.33m)



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.

# OUR SERVICES

Mortgage Advice

Conveyancing

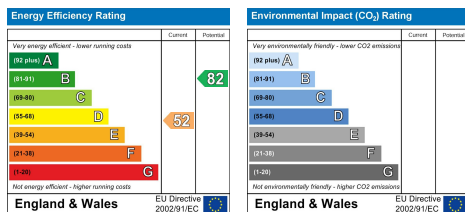
Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



## DURHAM SALES & LETTINGS OFFICE DURHAM CITY

1 Old Elvet  
DH1 3HI

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

## CHESTER-LE-STREET 45 Front Street DH3 3BH

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

## SPENNYMOOR 11 Cheapside DH16 6QE

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

## DARLINGTON 7 Duke Street DL3 7RX

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

## MIDDLESBROUGH 26 Stokesley Road TS7 8DX

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

## BISHOP AUCKLAND 120 Newgate Street DL14 7EH

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

## STOCKTON 21 Bishop Street TS18 1SY

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

## REGIONAL LETTING & MANAGEMENT CENTRE DURHAM CITY

14 West Terrace  
DH6 4HP

T: 0191 383 9994 (option 2)  
T: 0191 383 9994 (option1) (Lettings)  
E: admin@robinsonslettings.co.uk

## CROOK Royal Corner DL15 9UA

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

## SEGEFIELD 3 High Street TS21 2AU

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

## HARTLEPOOL 106 York Road TS26 9DE

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

## INGLEBY BARWICK Barwick Lodge TS17 0RH

T: 01642 762944  
E: info@robinsonsbarnwick.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

SALES • LETTINGS • AUCTIONS • SURVEYS