



** 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

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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 particular, 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.

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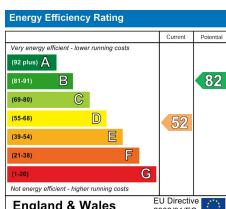
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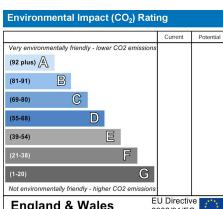
Strategic Marketing Plan

Dedicated Property Manager

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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