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**NICK & GORDON**  
**CARVER**  
**RESIDENTIAL**



**43 FULTHORPE AVENUE, DARLINGTON,  
DL3 9QQ**

**Offers in the region of £164,950**



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Located within the West End of Darlington, Fulthorpe Avenue is well placed for ease of access for excellent schools and amenities. In our opinion the property is suited to the family buyer, looking for a home which offers ready to move into accommodation. The property has the benefit of mature established gardens, a sizeable driveway and single garage. Early viewing is recommended.

### **GENERAL REMARKS**

Gas Fired Central Heating  
Double Glazing  
Security Alarm System  
Council Tax Band: C

### **ENTRANCE HALL**

Double glazed front door with co-ordinating side window opening into reception hallway having smoke alarm, radiator and stairs giving access to first floor accommodation. Panelled door opening into:

### **LIVING ROOM 13' x 16' (3.96m x 4.88m)**

Situated to the front of the property a particularly spacious reception room having contemporary wall mounted log effect electric fire, double glazed window to front elevation, radiator, dimmer switch, TV aerial point and power sockets. Opening into dining area.



### **DINING AREA 7' x 7'11 (2.13m x 2.41m)**

A further good sized reception room with double glazed window with views over rear garden, radiator, cornice ceiling and power sockets.

### **KITCHEN 8'8 x 9' (2.64m x 2.74m)**

Having been refitted with a contemporary range of units to wall and floor with inset 1½ bowl stainless steel sink unit with drainer and mixer tap, round edge working surfaces and ceramic tiled surrounds. Integrated cooking appliances comprise brushed stainless steel 4-ring gas hob, built-in electric oven and overhead extractor hood with lighting, integrated fridge. In addition there is a wall mounted Potterton boiler for domestic hot water and central heating, plumbing for dishwasher, wine rack, recessed lighting to ceiling and double glazed window with views over rear garden as well as double glazed access door to side elevation.



### **FIRST FLOOR LANDING**

Giving access to first floor with double glazed window to side elevation, power socket, access to loft space and panelled doors opening onto all first floor rooms.

### **FAMILY BATH/SHOWER ROOM**

Matching white suite comprising panelled bath, low level WC, pedestal wash hand basin with tiled surrounds, extractor fan, obscure double glazed window and radiator.



**MASTER BEDROOM 9'9 x 11'2` (2.97m x 3.40m)**

Situated to the front of the property a sizeable double bedroom having double glazed window, radiator and power sockets.



**BEDROOM TWO 11'8 x 9'8 (3.56m x 2.95m)**

Again a further double bedroom situated to the rear having double glazed window, radiator and power sockets.



**BEDROOM THREE 8'4 x 6'8 (2.54m x 2.03m)**

Situated to the front of the property with double glazed window, radiator and power sockets.



**EXTERNALLY: FRONT**

Located within the popular Mowden area of Darlington, within minutes walking distance to excellent schools and amenities. To the front there is an open plan garden area which is predominantly laid to lawn, with access driveway to the front and side of the property allowing off road parking. Also covered carport which in turn leads to the garage.

**GARAGE**

Single garage with up and over door, power, lighting and plumbing for washing machine.

**REAR GARDEN**

Enclosed by timber fencing, predominantly laid to lawn with useful garden shed.

**Viewings**

For further information and viewings please contact Darlington office on 01325 357807.

**Darlington Office Opening hours**

Monday - Friday 9.00am - 5.00pm

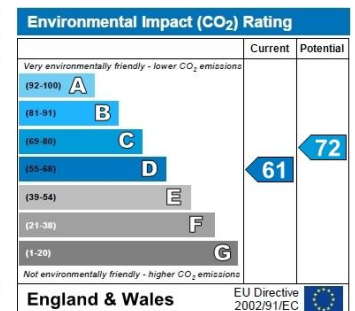
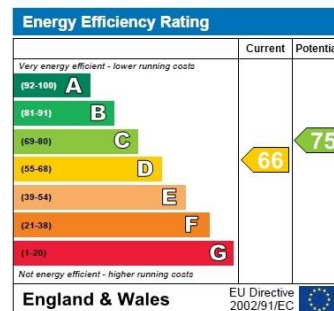
Saturday 9.00am - 2.00pm

Sunday 10.00am - 1.00pm

These hours are subject to change during the Christmas and Easter periods

**Thinking of selling?**

For a free, no obligation valuation contact us on 01325 357807





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