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NICK & GORDON
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22 FREVILLE GROVE, DARLINGTON, DL3 9QN

Offers in the region of £158,000

NO ONWARD CHAIN



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A most impressive property superbly positioned within this highly desirable West End cul-de-sac location conveniently placed for a host of amenities. The property has been refurbished throughout to a high standard by the present owners without regard to expense and therefore we strongly recommend internal viewing. Benefiting from gas fired central heating, double glazing, refurbished kitchen with a host of integrated appliances, bathroom/WC with refitted contemporary suite and shower, whilst externally mature established gardens front and rear together with drive and garage. Internal viewing is the only way that the discerning buyer cannot fail to be impressed.

GENERAL REMARKS

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

ENTRANCE HALL

Double glazed entrance door opening to Entrance Hall having rustic bamboo high gloss laminate flooring together with staircase giving access to first floor accommodation, central heating radiator, power socket, smoke alarm and doors opening onto all ground floor accommodation.



LIVING/DINING ROOM 6.27m x 3.33m (20'7" x 10'11")

A particularly spacious reception room with feature contemporary fire place together with marble hearth and inlay with pebble effect electric fire. The living room is a sizeable spacious room, in addition having double glazed windows to twin aspects of the front and rear of the property allowing ample natural lighting, also having TV aerial point, power socket, upright contemporary radiator with additional further radiator, double glazed sliding French doors opening onto rear garden.



KITCHEN/BREAKFAST ROOM 3.91m x 4.47m (12'10" x 14'8")

A further particularly good sized room being totally refurbished with quality units, comprising fitted floor, wall and drawer units, inset 1½ bowl sink unit with mixer tap and drainer, a host of integrated quality appliances including NEFF fitted gas hob, built in oven, microwave, extractor hood, integrated fridge/freezer, concealed gas fired boiler, useful understairs storage cupboard, central console, breakfast bar with cupboards beneath, double glazed access door opening onto rear garden. Also having two double glazed windows allowing ample natural lighting.



GROUND FLOOR BATHROOM/WC

Refitted with a contemporary white suite comprising panelled bath with overhead shower and shower screen, vanity wash hand basin with cupboards beneath, closed coupled WC, fully tiled walls in eye catching porcelain ceramics. Also having obscure double glazed window and heated towel rail.



FIRST FLOOR LANDING

Giving access to all first floor accommodation.

BEDROOM ONE 3.05m x 4.27m (10'0" x 14'0")

A double bedroom situated to the front of the property with double glazed window, central heating radiator and ample power sockets.



EN-SUITE SHOWER ROOM/WC

Low level WC, walk-in shower cubicle, wash hand basin and heated towel rail. Tiled flooring and Velux window.



BEDROOM TWO 2.54m x 3.28m (8'4" x 10'9")

A further sizeable bedroom situated to the side of the property with double glazed window, central heating radiator and telephone point.



EXTERNALLY: FRONT

The property is superbly positioned at the head of a cul-de-sac location. Having open plan garden to the front of the property which is predominately laid to lawn with sizeable drive allowing off road parking for several vehicles which in turn gives access to single garage.

SINGLE GARAGE

With power and lighting and up and over door and window.



REAR GARDEN

The rear garden is enclosed by timber fencing, predominately laid to lawn with established flowering shrubs borders, also having gated access to the side.





Viewings

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

Darlington Office Opening hours

Monday - Friday 9.00am - 5.00pm

Thursday - phone lines open until 6.30pm

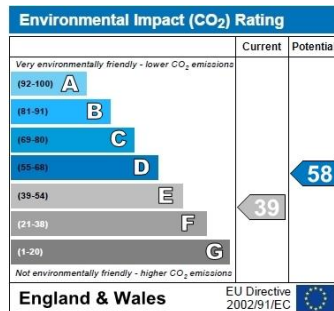
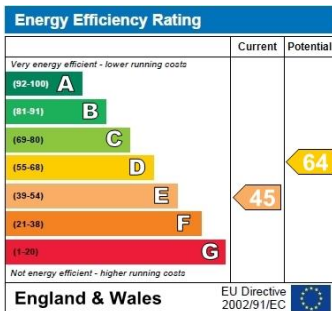
Saturday 9.00am - 4.00pm

Sunday 10.00am - 1.00pm

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

Thinking of selling?

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