



**** BEAUTIFULLY PRESENTED ** ** IDEAL FIRST TIME BUY ** ** TWO DOUBLE BEDROOMS ****

A fabulous opportunity to acquire this well maintained and beautifully presented IDEAL FIRST TIME BUY or INVESTMENT property. It is situated in the Branksome area this property is positioned within close proximity of local shops, amenities and schooling. Darlington town centre is only a short drive away and there are fantastic commuter links to the A1(M) which is only a short drive away.

The property is heated via GAS CENTRAL HEATING and has uPVC DOUBLE GLAZING throughout. The lounge/diner has French style uPVC double glazed doors leading to the rear and has a modern wall mounted feature fireplace with electric fire. The kitchen is well appointed with a five ring gas hob and split level cooking facilities along with INTEGRATED DISHWASHER, WASHING MACHINE, FRIDGE and MICROWAVE and there is also a breakfast bar. Ascending to the first floor are two good sized double bedrooms, one has built-in wardrobes. The bathroom has modern features and units which include a pedestal wash hand basin and low level w.c., wall mounted heated towel rail, bath with overhead shower and a digital control unit providing power and water temperature control without the use of taps. Externally there is a paved driveway with secure gates and outdoor lighting. To the rear it is decked with laid to lawn area with mature borders and a useful outbuilding.

Robinsons highly recommend an early internal viewing to fully appreciate what this property has to offer with its clean, modern finish and a minimal amount of work required for the purchaser.

Waltham Close, Darlington, DL3 9RW
2 Bed - House - Semi-Detached
Offers In The Region Of £110,000

ROBINSONS
 SALES • LETTINGS • AUCTIONS • SURVEYS

Waltham Close, Darlington, DL3 9RW

ENTRANCE HALL

LOUNGE

19'x9'9 (5.79mx2.97m)

KITCHEN

12'1x9'6 (3.68mx2.90m)

FIRST FLOOR LANDING

BEDROOM ONE

14'1x9'4 (4.29mx2.84m)

BEDROOM TWO

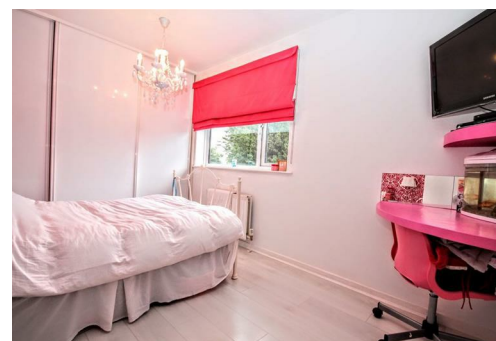
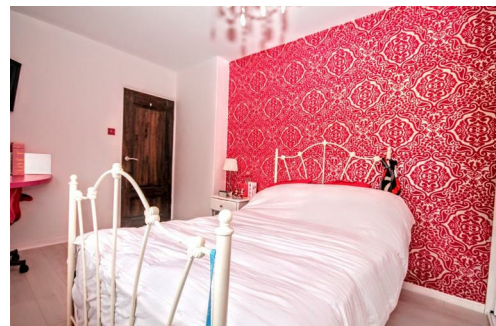
12'2x8'4 (3.71mx2.54m)

BATHROOM/W.C.

8'2x5'4 (2.49mx1.63m)

FRONT ELEVATION

GARDENS



7 Duke Street, Darlington, Durham, DL3 7RX

T: 01325 484440

E: info@robinsonsdarlington.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 can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

