



22 Hall View Grove, Darlington Offers Over £245,000

Offered For Sale with NO ONWARD CHAIN. A truly outstanding opportunity has arisen to acquire a spacious three bed roomed detached residence occupying a most pleasing position on Hall View Grove within the Mowden Park area in the desirable west end of Darlington. The home comes to the market with double glazing and gas central heating and in our opinion the size of the accommodation would suit the needs of the ever-growing family. In brief the accommodation is comprised of an entrance porch way, a welcoming entrance hallway, a cloakroom, living room, dining room, kitchen, a lean to extension, two double bedrooms, a single bedroom and a family bathroom. Externally to the front of the property there is a driveway providing off road car parking, a garage and a garden which is laid to lawn and complimented with a variety of mature shrubs. A particular feature of the property is the extremely private mature rear garden which is laid to lawn, complimented with mature shrubs and enclosed by a combination of a mature hedge and fencing. There is also a patio area which is ideal for outdoor entertaining. We recommend viewings at the earliest opportunity to avoid disappointment.



22 Hall View Grove, Darlington

General Remarks

Offered For Sale with NO ONWARD CHAIN

A superb opportunity has arisen to acquire a three bed roomed detached residence occupying a most pleasing position on Hall View Grove within the highly desirable Mowden Park area of Darlington.

Gas fired central heating

Council Tax Band E

UPVC double glazed windows throughout

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Location

Hall View Grove is superbly positioned within the Mowden Park area of Darlington. The property is situated within a short walking distance of Mowden Park shopping precinct where you will find a host of amenities including a supermarket, a post office, a Chinese takeaway, a hairdressers and beautician and a popular public house. A wider range of amenities can be found a short drive away in Darlington's Town centre. The property is ideally situated for accessing first class local schools to include Mowden Infant and Junior School, Hummersknott Academy and Carmel College. Hall View Grove is well placed for travel to the business and commercial centres throughout the region via the A1M and the A66. Darlington's East Coast Main Line railway provides easy commuting to both Newcastle and York with London Kings Cross accessible within two and a half hours. International air travel is available from both Newcastle and Teesside Airports.

Porch Way

The property is entered through a wooden door to the side elevation leading into a porch way. The porch way has floor to ceiling double glazed windows with pleasant views overlooking the front garden.

Entrance Hallway

A glazed door leads in to the welcoming entrance hallway. The hallway is warmed by a central heating radiator and is decorated in neutral tones.

Cloakroom

The cloakroom is fitted with a suite comprising of a wash hand basin and a low level WC.

Living Room

30'10" x 15'9"

The extremely spacious living room offers an abundance of natural light courtesy of the UPVC double glazed windows to the front, side and rear elevations of the property. Warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a feature stone fire place.

Dining Room

5'6" x 12'4"

The dining room is warmed by a central heating radiator, is tastefully decorated in neutral tones and benefits from a beamed ceiling. Patio doors lead to the lean to extension.

Lean To

6'9" x 11'10"

There is a lean to extension with UPVC double glazed windows offering

pleasant views overlooking the rear garden. A door leads out to the patio area and the rear garden beyond.

Kitchen

12'4" x 9'1"

The kitchen is fitted with a range of wall, floor and drawer units with contrasting worktops incorporating a composite sink and drainer. The kitchen benefits from vinyl flooring and a UPVC double glazed window with fine views overlooking the private rear garden.

First Floor Landing

A staircase leads to the first floor landing.

Bedroom One

9'3" x 13'5"

A double bedroom with a UPVC double glazed window overlooking the front of the property. Warmed by a central heating radiator, decorated in neutral tones and benefiting from built in cupboards providing useful storage.

Bedroom Two

10'0" x 12'6"

A further double bedroom warmed by a central heating radiator and benefiting from a UPVC double glazed window with pleasant views overlooking the rear garden.

Bedroom Three

6'6" x 9'6"

A further bedroom warmed by a central heating radiator and benefiting from a UPVC double glazed window overlooking the rear garden.

Bathroom

The bathroom is warmed by a central heating radiator, has vinyl flooring, a UPVC double glazed window to the side elevation of the property and is fitted with a suite comprising of a panelled bath with over head electric shower, a wash hand basin and a low level WC.

Externally

Externally to the front of the property there is a driveway providing off road car parking, a garage and a garden which is laid to lawn and complimented with a variety of mature shrubs. A particular feature of the property is the extremely private mature rear garden which is laid to lawn, complimented with mature shrubs and enclosed by a combination of a mature hedge and fencing. There is also a patio area which is ideal for outdoor entertaining.

