



## **50 Edgecombe Drive, Darlington**

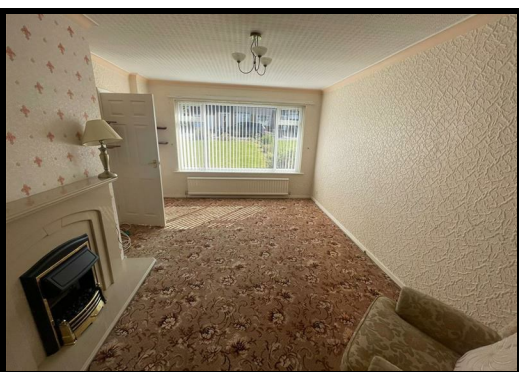
### **Asking Price £225,000**

Situated on Edgecombe Drive within the highly desirable Mowden area of Darlington, this charming semi-detached house presents an excellent opportunity for those seeking a project to make their own. Boasting three spacious reception rooms, this property offers ample space for both relaxation and entertaining. The three well-proportioned bedrooms provide comfortable living quarters, making it an ideal home for families or those looking to downsize.

The property features a bathroom, which, along with the rest of the home, is in need of some general updating. This aspect is reflected in the competitive asking price, allowing potential buyers the chance to add their personal touch and enhance the property to their liking.

One of the standout features of this home is that it is offered for sale with no onward chain, ensuring a smooth and efficient purchasing process. This is particularly advantageous for buyers looking to move quickly.

Situated in a friendly neighbourhood, this property is conveniently located near local amenities, schools, and transport links, making it a practical choice for everyday living. With a little vision and effort, this house can be transformed into a delightful family home. Do not miss the chance to view this property and explore the potential it holds.





# 50 Edgecombe Drive, Darlington

## General Remarks

Offered For Sale with NO ONWARD CHAIN

A superb opportunity has arisen to acquire a three bedroom semi detached residence occupying a most pleasing position on Edgecombe Drive within the ever popular Mowden area of Darlington.

Gas fired central heating

UPVC double glazed windows throughout

Council Tax Band C

We welcome viewings at the earliest opportunity to avoid disappointment

## Location

Edgecombe Drive 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 butchers, 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.

Edgecombe Drive 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.

## Entrance Hallway

The property is entered through a UPVC double glazed entrance door with a double glazed window to the side, leading into the welcoming entrance hallway. The hallway is warmed by a central heating radiator.

## Living Room

15'11" x 12'1"

The living room is situated to the front elevation of the property. Warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a UPVC double glazed window and a feature granite fire place with a granite hearth. Sliding doors lead into the dining room.

## Dining Room

8'9" x 10'1"

The dining room is warmed by a central heating radiator, is tastefully decorated in neutral tones and has patio doors which lead into the conservatory.

## Conservatory

The conservatory benefits from a tiled floor, UPVC double glazed windows and offers fine panoramic views overlooking the rear garden. French doors lead out to the rear garden.

## Kitchen

14'0" x 7'11"

The kitchen is fitted with a range of wall, floor and drawer units with contrasting worktops incorporating a stainless steel sink and drainer and benefits from vinyl flooring, a UPVC double glazed window and plumbing for an automatic washing machine.

## Utility Room

8'10" x 7'2"

The utility room is fitted with a range of wall and floor units with contrasting worktops incorporating a stainless steel sink and drainer. The utility room benefits from vinyl flooring, a UPVC double glazed window and a floor standing Worcester boiler.

## First Floor Landing

A staircase leads to the first floor landing.

## Bedroom One

12'10" x 11'5"

A double bedroom with a UPVC double glazed window overlooking the front elevation of the property. Warmed by a central heating radiator and benefiting from a UPVC double glazed window and built in wardrobes and dressing table providing useful storage.

## Bedroom Two

9'0" x 6'11"

Situated to the front elevation of the property a further bedroom warmed by a central heating radiator and benefiting from a UPVC double glazed window.

## Bedroom Three

9'11" x 11'5"

With a UPVC double glazed window offering pleasant views overlooking the rear garden a double bedroom warmed by a central heating radiator and benefiting from built in cupboards providing useful storage.

## Bathroom

The bathroom has vinyl flooring, a UPVC double glazed window with privacy glass and is fitted with a suite comprising of a panelled bath and a wash hand basin.

## Separate WC

A room fitted with a UPVC double glazed window and a low level WC.

## Externally

Externally to the front of the property there is a spacious block paved driveway providing off road car parking, a garden which is laid to lawn and a single garage. To the rear of the property there is an enclosed garden which is laid to lawn and complimented with a variety of mature plants and trees. There is a patio area which is ideal for outdoor entertaining and a garden shed providing useful storage.

