



44 Claxton Avenue, Darlington

Asking Price £229,950

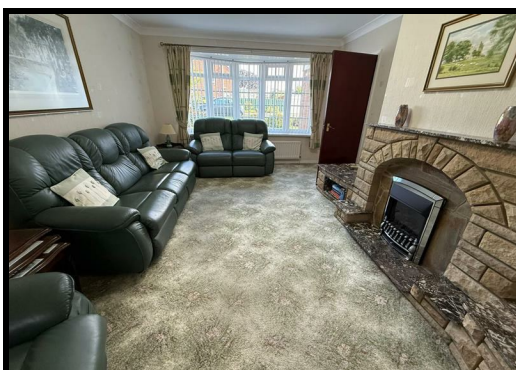
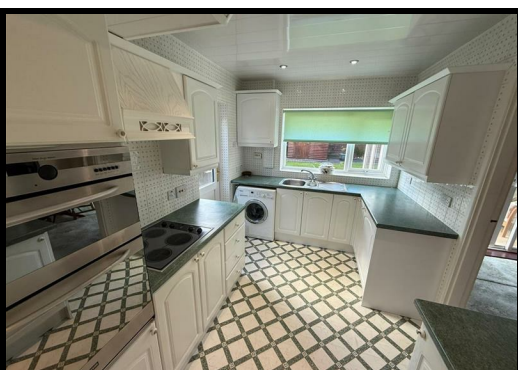
Situated on the charming Claxton Avenue in Mowden Darlington, this delightful detached house presents an excellent opportunity for those seeking a new home. With no onward chain, the property is ready for immediate occupancy, allowing for a smooth transition into your new abode.

This spacious residence boasts three well-proportioned reception rooms, providing ample space for both relaxation and entertaining. Whether you envision a cosy family gathering or a lively dinner party, these versatile areas can easily adapt to your lifestyle needs. The three bedrooms offer comfortable retreats, perfect for rest and rejuvenation after a long day.

The property features a well-appointed bathroom, ensuring convenience for all residents. The layout of the house is thoughtfully designed, promoting a sense of flow and accessibility throughout.

Situated in a desirable location, this home benefits from the amenities and services that Darlington has to offer, making it an ideal choice for families and professionals alike. The surrounding area is known for its friendly community and excellent transport links, providing easy access to nearby towns and cities.

In summary, this detached house on Claxton Avenue is a wonderful opportunity for anyone looking to settle in a welcoming neighbourhood. With its generous living spaces, three bedrooms, and the added advantage of no onward chain, this property is not to be missed. We invite you to come and explore the potential of your new home.



44 Claxton Avenue, Darlington

General Remarks

Offered For Sale with NO ONWARD CHAIN

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

Gas fired central heating

UPVC double glazed windows throughout

Council Tax Band D

We recommend viewings at the earliest opportunity to avoid disappointment

Location

Claxton Avenue 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. Claxton Avenue 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 leading into a welcoming entrance hallway. The hallway is warmed by a central heating radiator.

Living Room

10'3" x 16'4"

The living room is situated to the front elevation of the property. Warmed by a central heating radiator and benefiting from a stone fire place and a UPVC double glazed window. Glazed double doors lead into the dining room.

Dining Room

8'5" x 10'2"

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

Conservatory

8'0" x 9'4"

The delightful conservatory offers fine panoramic views overlooking the immaculate rear garden. The conservatory benefits from vinyl flooring, UPVC double glazed windows and double glazed French doors which lead out to the rear garden.

Kitchen

7'10" x 11'1"

The kitchen is fitted with a comprehensive range of wall, floor and drawer units with contrasting worktops incorporating a stainless steel sink and

drainer. The kitchen benefits from vinyl flooring, a UPVC double glazed window, a double electric oven, an electric hob with over head extractor hood and plumbing for an automatic washing machine. A UPVC double glazed door leads out to the rear garden.

First Floor Landing

A staircase leads to the first floor landing. The landing benefits from a window overlooking the side of the property and a hatch giving access to the attic.

Bedroom One

13'1" x 11'0"

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

Bedroom Two

9'10" x 11'8"

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

Bedroom Three

6'10" x 9'10"

With a UPVC double glazed window overlooking the front elevation of the property a further bedroom warmed by a central heating radiator and benefiting from a UPVC double glazed window and a cupboard providing useful storage.

Bathroom

6'9" x 8'2"

The bathroom has vinyl flooring, a UPVC double glazed window with privacy glass and is fitted with a suite comprising of a panelled bath, a shower cubicle with shower, a wash hand basin, a low level WC and a towel radiator.

Externally

Externally to the front of the property there is a block paved driveway providing off road car parking, a single garage and a garden that is laid to lawn. To the rear of the property there is a beautifully presented and immaculately maintained garden which is laid to lawn and complimented with a variety of mature plants and shrubs. There is also a patio area which is ideal for outdoor entertaining.

