



## 23 Edgecombe Drive, Darlington Asking Price £225,000

Situated in the desirable location of Edgecombe Drive, Darlington, this charming semi-detached house presents an excellent opportunity for those seeking a new home. Spanning an impressive 1,066 square feet, the property boasts three well-proportioned reception rooms, providing ample space for both relaxation and entertaining.

The residence features three comfortable bedrooms, perfect for families or those wishing to have a guest room or home office. The bathroom is conveniently located, ensuring ease of access for all occupants.

One of the standout features of this property is the simply stunning rear garden, which offers a tranquil outdoor space for gardening enthusiasts or those who enjoy alfresco dining during the warmer months.

Offered for sale with no onward chain, this home is ready for you to move in without delay. Whether you are a first-time buyer or looking to downsize, this property is sure to meet your needs. Don't miss the chance to make this delightful house your new home in the heart of the desirable west end of Darlington.



# 23 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 popular Mowden area in Darlington

Beautifully presented throughout

UPVC double glazed windows throughout

Gas fired central heating

We recommend 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 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 Porch Way

The property is entered through a UPVC double glazed door with double glazed windows to either side leading into an entrance porch way. The porch way benefits from laminated flooring.

## Entrance Hallway

A most welcoming entrance hallway warmed by a central heating radiator and tastefully decorated in neutral tones.

## Living Room

15'5" x 10'2"

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 fire place. An archway leads into the dining room.

## Dining Room

10'2" x 8'3"

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

## Conservatory

9'6" x 9'10"

The delightful conservatory offers fine panoramic views overlooking the stunning rear garden. Warmed by two electric heaters and benefiting from UPVC double glazed windows. Double glazed French doors lead into the rear garden.

## Kitchen

12'5" x 7'9"

The kitchen is fitted with a comprehensive range of wall, floor and drawer units with contrasting worktops incorporating a composite sink and drainer. The kitchen benefits from vinyl flooring, tiled splashbacks, a UPVC double glazed window and a number of integrated appliances including a double oven and an electric hob with overhead extractor hood. A door leads into the utility room.

## Utility Room

The utility room has a UPVC double glazed window, vinyl flooring, plumbing for an automatic washing machine and is fitted with a range of wall and floor units with contrasting worktops incorporating a sink. A door leads out to the rear garden.

## First Floor Landing

A staircase leads to the first floor landing.

## Bedroom One

12'5" x 11'7"

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

## Bedroom Two

10'1" x 11'6"

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

## Bedroom Three

6'9" x 9'11"

A further bedroom warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a UPVC double glazed window.

## Bathroom

6'9" x 8'3"

The bathroom is warmed by a central heating radiator, has vinyl flooring, tiled walls, UPVC double glazed windows to the side and rear elevations and is fitted with a modern suite comprising of a panelled bath with over head electric shower, a wash hand basin inset into a vanity unit and a low level WC.

## Externally

Externally to the front of the property there is a driveway providing off road car parking, a single garage and a garden which is laid to lawn and complimented with a variety of plants and shrubs to the borders. A particular feature of the property is the simply stunning rear garden which is extremely private. Laid to lawn and complimented with a variety of plants, shrubs and trees. There is also a paved patio area which is ideal for outdoor entertaining.

