



11 Ely Close, Darlington Offers Over £225,000

Situated on the charming Ely Close, Darlington, this delightful detached house presents an excellent opportunity for those seeking a new home. With a competitive price aimed at facilitating a swift sale, this property is offered for sale with no onward chain, making it an ideal choice for buyers looking to move in without delay.

The house boasts two spacious reception rooms, providing ample space for both relaxation and entertaining. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy family lounge or a formal dining room. The three well-proportioned bedrooms offer comfortable accommodation, perfect for families or those needing extra space for guests or a home office.

Completing the property is a conveniently located bathroom, ensuring that daily routines are both practical and efficient. The layout of the home is designed to maximise space and light, creating a warm and inviting atmosphere throughout.

Situated in a desirable location, this property benefits from the amenities and services that Darlington has to offer, including shops, schools, and parks, all within easy reach.

This detached house is a fantastic opportunity for first-time buyers, families, or investors alike. With its appealing features and the added advantage of no onward chain, it is certainly worth considering. Do not miss the chance to make this lovely house your new home.



11 Ely Close, Darlington

General Remarks

Offered For Sale with NO ONWARD CHAIN

A fantastic opportunity has arisen to acquire a three bedroom detached residence occupying a most pleasing position on Ely Close within the popular Haughton area of Darlington.

UPVC double glazed windows throughout

We recommend viewings at the earliest opportunity to avoid disappointment

Location

The property occupies a most pleasing position on Ely Close, a quiet cul-de-sac situated on the popular Haughton Grange development in Darlington. The property is situated within close proximity of a number of first class local schools. There is a good local bus service into Darlington town centre where you will find a superb range of amenities including shops, boutiques, restaurants, bars and leisure facilities. For the commuter there are good through routes to both the A66 and A1(M). Teesside international airport and Darlington's East coast mainline railway station are also easily accessible.

Entrance Hallway

The property is entered through a UPVC door leading into a welcoming entrance hallway.

Living Room

The living room is situated to front elevation of the property. Warmed by a vented heating system, decorated in neutral tones and benefiting from a UPVC double glazed bay window. An archway leads into the dining room.

Dining Room

The dining room is situated to the rear elevation of the property. Warmed by a vented heating system and benefiting from a UPVC double glazed window.

Kitchen

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 laminated flooring, a UPVC double glazed window and a number of integrated appliances including an electric oven with a gas hob and over head extractor hood and a fridge freezer.

Utility Room

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 a UPVC double glazed window, plumbing for an automatic washing machine and a UPVC double glazed door which leads out to the rear garden.

First Floor Landing

A staircase leads to the first floor landing. The landing has a UPVC double glazed window overlooking the side elevation of the property.

Bedroom One

A double bedroom with a UPVC double glazed window overlooking the front elevation of the property. Warmed by a vented heating system, tastefully decorated in neutral tones and benefiting from built in wardrobes providing useful storage.

Bedroom Two

With pleasant views overlooking the rear garden a double bedroom warmed by a vented heating system, decorated in neutral tones and benefiting from built in wardrobes providing useful storage.

Bedroom Three

A further bedroom situated to the front elevation of the property. Warmed by a vented heating system, decorated in neutral tones and benefiting from a UPVC double glazed window and built in wardrobes providing useful storage.

Bathroom

The modern bathroom has partially tiled walls, a UPVC double glazed window with privacy glass and is fitted with a suite comprising of a panelled bath with overhead shower and shower screen and a wash hand basin.

Separate WC

A room fitted with a low level WC.

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 which is laid to lawn. To the rear of the property there is a beautifully 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.

