



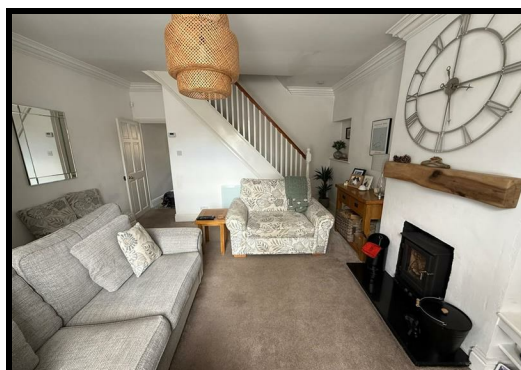
7 Low Road, Gainford Darlington Asking Price £225,000

Fox Grove Cottage is situated in an idyllic setting on Low Road in the picturesque village of Gainford, Darlington, this charming two-bedroom period cottage presents an outstanding opportunity for those seeking a blend of character and modern living. The property boasts an inviting reception room that serves as the heart of the home, perfect for both relaxation and entertaining guests.

Immaculately presented throughout, this cottage showcases fine interior design that enhances its period features while providing a comfortable and stylish living environment. Each bedroom is thoughtfully designed to offer a peaceful retreat, ensuring a restful night's sleep. The well-appointed bathroom adds to the convenience of this delightful home.

With its abundance of charm and character, this cottage is not just a property; it is a place where memories can be made. Whether you are a first-time buyer, a small family, or looking to downsize, this home offers a unique opportunity to enjoy the tranquil lifestyle that Gainford has to offer.

Do not miss the chance to make this enchanting cottage your own.



7 Low Road, Gainford Darlington

General Remarks

A truly outstanding opportunity has arisen to acquire a simply stunning two bedroom period cottage occupying a most pleasing position on Low Road within the much sought after Village of Gainford.

Offering an abundance of charm and character
Council Tax Band D

UPVC double glazed windows throughout

We welcome viewings at the earliest opportunity to avoid disappointment

Location

The delightful Village of Gainford is conveniently placed between the historic market towns of Darlington and Barnard Castle and offers a host of amenities to include primary school, general dealers, doctor's surgery, hairdressers, public house and a number of other facilities. The A66 trunk road provides useful links to the West of the country and to the A1 at Scotch Corner.

Entrance Porch Way

The property is entered through a wooden door leading into a welcoming entrance hallway. The hallway benefits from a stone floor.

Living Room

17'7" x 14'6"

The beautifully presented living room is situated to the front elevation of the property. The living room is warmed by an electric radiator, is tastefully decorated in neutral tones and benefits from an under stairs cupboard providing useful storage, a UPVC double glazed window, a shelving unit to the alcove and a wooden fire surround with a granite hearth and insert and a log burning stove.

Kitchen / Dining Area

13'10" x 10'4"

The kitchen / dining area is simply stunning. The kitchen is fitted with a comprehensive range of wall, floor and drawer units with contrasting Butcher block worktops incorporating a Belfast sink. The kitchen is warmed by a

electric radiator and benefits from a cupboard providing useful storage, stylish vinyl flooring, a UPVC double glazed window and a number of integrated appliances including an electric oven and hob, a fridge freezer and a dishwasher. There is ample room for a dining table. UPVC double glazed French doors lead out to the rear Courtyard.

First Floor Landing

A staircase leads to the first floor landing.

Bedroom One

10'11" x 9'3"

A double bedroom situated to the front elevation of the property. Warmed by an electric radiator, tastefully decorated incorporating a stylish feature wall and benefiting from a cupboard and built in wardrobes providing useful storage and a period cast iron fire place.

Bedroom Two

10'11" x 5'4"

A further bedroom with a UPVC double glazed window overlooking the front elevation of the property. Warmed by an electric radiator and tastefully decorated in neutral tones.

Bathroom

The modern and most contemporary bathroom is warmed by a towel radiator, has vinyl flooring, partially tiled walls and is fitted with a beautiful suite comprising of a panelled bath with shower attachment and shower screen, a wash hand basin and a low level WC.

Externally

Externally there is an immaculately presented walled courtyard garden which is gravelled for low maintenance.

