



Located in the desirable Whinfield area of Darlington, this modern two double bed roomed modern property presents an excellent opportunity for a variety of buyers. Offered for sale with no onward chain, this property is competitively priced and ready for you to make it your own.

Upon entering, you are welcomed by a entrance porch that leads into a well-appointed living/dining room, perfect for both relaxation and entertaining. The fitted kitchen is conveniently located, providing a functional space for culinary pursuits, also having useful store cupboard and door opening to the rear garden.

On the first floor, you will find two spacious double bedrooms, master bedroom having built in wardrobes, the family bathroom, complete with WC, adds to the practicality of this lovely home.

Set back from the road, the property features a low maintenance front garden, while the south-facing rear garden offers a delightful outdoor space to enjoy the sunshine, also having useful rear access gate. Additionally, a garage provides valuable storage or parking options.

This property is perfect for first-time buyers, small families, or those looking to downsize, making it a versatile choice in a sought-after location. Don't miss the chance to view this delightful home that combines comfort, & convenience, well placed for shops,schools and easy access to the A1M/A66





- No onward chain
- Gas central heating & double glazing
- Single garage to the rear
- Easy access to the A1m & the A66
- First floor bathroom/wc with overhead shower
- Popular Whinfield location, well placed for shops & schools
- South facing rear garden
- Suited to a variety of buyers
- Two double bedrooms, master having built in wardrobes

GENERAL INFORMATION:

Tenure: Freehold

Services: Gas central heating, mains electric, water and drainage.
Double glazing

Local Authority: Darlington Borough Council (Tax Banding A)

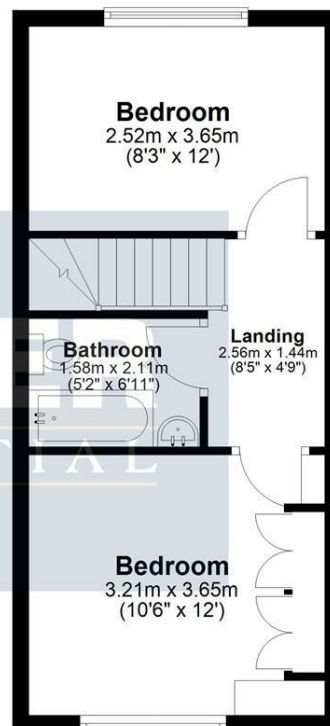
Ground Floor

Approx. 31.8 sq. metres (342.4 sq. feet)



First Floor

Approx. 31.0 sq. metres (333.5 sq. feet)



Total area: approx. 62.8 sq. metres (675.9 sq. feet)
29 Sparrow Hall Drive, Darlington

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		71
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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MAB 6202



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14 Duke Street, Darlington
Co Durham, DL3 7AA
01325 357807
sales@carvergroup.co.uk

63 Dalton Way, Newton Aycliffe
Co Durham DL5 4NB
01325 320676
aycliffe@carvergroup.co.uk

41 Market Place, Richmond
North Yorkshire, DL10 4QL
01748 825317
richmond@carvergroup.co.uk

219 High Street, Northallerton
North Yorkshire DL7 8LW
01609 777710
northallerton@carvergroup.co.uk