



## 29 Rivergarth, Darlington Offers In The Region Of £260,000

Situated in the charming Rivergarth, Darlington, this delightful detached house presents an excellent opportunity for those seeking a spacious family home. With four well-proportioned bedrooms, this property is perfect for families or those looking for extra space. The house boasts three inviting reception rooms, providing ample room for relaxation, entertaining guests, or creating a home office.

The layout of the home is both practical and appealing, allowing for a comfortable lifestyle. The bathroom is conveniently located, serving the needs of the household with ease. One of the standout features of this property is that it is offered for sale with no onward chain, making the purchasing process straightforward and hassle-free.

Situated in a desirable location, this home benefits from the amenities and services that Darlington has to offer, including shops, schools, and parks, all within easy reach. The surrounding area is known for its friendly community and pleasant environment, making it an ideal place to settle down.

This property is a rare find and presents a wonderful opportunity for buyers looking to make their mark in a lovely neighbourhood. With its generous living space and convenient location, this house is sure to attract interest. Do not miss the chance to view this charming home and envision the possibilities it holds for you and your family.



# 29 Rivergarth, Darlington

## General Remarks

Offered For Sale with NO ONWARD CHAIN

A superb opportunity has arisen to acquire a four bedroom detached residence occupying a most pleasing position on Rivergarth within the popular Haughton area of Darlington.

Gas fired central heating

UPVC double glazed windows throughout

We recommend viewings at the earliest opportunity to avoid disappointment

## Location

The property occupies a most pleasing position on Rivergarth just off Barmpton Lane in Darlington. The property is located 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 close at hand.

## Entrance Hallway

The property is entered through a UPVC double glazed door leading into a welcoming entrance hallway. The hallway is warmed by a central heating radiator and benefits from a UPVC double glazed window.

## Cloakroom

4'9" x 2'9"

The cloakroom has vinyl flooring, a double glazed window overlooking the side elevation and is fitted with a suite comprising of a wash hand basin and a low level WC.

## Living Room

10'10" x 9'8"

The beautifully presented living room is warmed by a central heating radiator, is tastefully decorated in neutral tones and benefits from a UPVC double glazed window overlooking the front of the property and a feature wood fire surround set on a tiled hearth. An archway leads into the dining room.

## Dining Room

15'7" x 10'9"

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

## Conservatory

11'0" x 10'10"

The conservatory offers fine views overlooking the rear garden and benefits from UPVC double glazed windows, a glass roof and double glazed French doors leading out to the side of the property.

## Kitchen / Breakfast Room

16'2" x 12'8"

The kitchen / breakfast room is fitted with a comprehensive range of wall, floor and drawer units with contrasting worktops incorporating a Belfast sink. The kitchen benefits from laminated flooring, UPVC double glazed

windows to both the rear and side elevations of the property and a number of integrated appliances including a double electric oven, a gas hob with overhead extractor hood, a full size fridge / freezer, a dishwasher and an automatic washing machine. There is ample room for a dining table or a sofa. A UPVC double glazed door leads out to the rear garden.

## First Floor Landing

A staircase leads to the first floor landing.

## Bedroom One

13'1" x 12'2"

A double bedroom with a UPVC double glazed window overlooking the front elevation of the property. Warmed by a central heating radiator and tastefully decorated in neutral tones incorporating a stylish feature wall.

## Bedroom Two

11'5" x 10'9"

With a UPVC double glazed window to the front elevation of the property a further double bedroom warmed by a central heating radiator and tastefully decorated in neutral tones incorporating a feature wall.

## Bedroom Three

10'0" x 9'7"

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

## Bedroom Four

9'9" x 6'3"

With a UPVC double glazed window overlooking the rear garden a further bedroom warmed by a central heating radiator and tastefully decorated in neutral tones.

## Bathroom

The bathroom has a tiled floor, a UPVC double glazed window and is fitted with a suite comprising of a panelled bath with over head shower, a wash hand basin, a low level WC and a towel radiator.

## Externally

Externally to the front of the property there is a driveway providing off road car parking and a beautifully presented garden which is laid to lawn and complimented with a variety of mature plants and shrubs. A particular feature of the property is the stunning rear garden which is laid to lawn and complimented with a variety of mature plants and shrubs. There is also a single garage and a patio area which is ideal for outdoor entertaining.

