Iris Grove, Darlington, DL1 1AU
Offers in the region of £149,995

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'The Art of Property'















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Offers in the region of £149,995
Council Tax Band: A

Beautifully Presented Two-Bedroom Semi-Detached Home | Built 2016 | One Owner from New | South-West Facing Garden | Driveway | Ideal First-Time Buy

Competitively priced and beautifully cared for by its one owner since new, this attractive home offers an excellent opportunity for first-time buyers, couples or a small family looking to secure a modern property within the popular Central Park development in the Haughton area of Darlington.

Built in 2016, the property has been lovingly maintained over the years and is presented in a tasteful, neutral style throughout, creating a home that is ready to move straight into.

The accommodation begins with a welcoming entrance hallway, leading to a useful ground floor WC and a particularly good-sized lounge positioned to the rear. With French doors opening directly onto the garden, this is a lovely light and sociable space, perfectly suited to both relaxing and entertaining.

To the front is a modern kitchen/breakfast room, providing a practical and attractive space, also housing the 'Combi' boiler.

To the first floor are two well-proportioned bedrooms, both offering comfortable and versatile accommodation, together with a stylish family bathroom which was refurbished in 2025.

Externally, the property benefits from a driveway positioned to the left-side, and a particularly generous garden, enjoying a favourable south-west facing aspect.

Situated within the popular Central Park development, the property offers a modern residential setting with convenient access to Darlington, links to the A1(M), A66, Teesside International Airport, and Darlington mainline railway station.

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PLEASE NOTE
Council Tax Band: A
Tenure: FREEHOLD

Following acceptance of an offer, each prospective buyer will be required to pay £30 inc. VAT for the necessary anti-money laundering checks, carried out by Estates in accordance with HMRC regulations.

DISCLAIMER
All measurements, including the total square footage and individual room dimensions, are provided as a guide only and should not be relied upon as exact measurements. Measurements will, in most cases, represent the maximum measurement of the room or area. Where measurements are provided for garages, outbuildings or other additional areas, these will also be included within the stated total square footage. Prospective purchasers should satisfy themselves as to the accuracy of all measurements before proceeding.

These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) as a guide to the property. They do not constitute or form part of an offer or contract and should not be relied upon as representations. All interested parties are advised to verify the accuracy of the information provided. No tests or checks have been carried out in respect of heating, plumbing, electrical installations or appliances included with the property. Prospective purchasers should make their own enquiries and investigations as appropriate.

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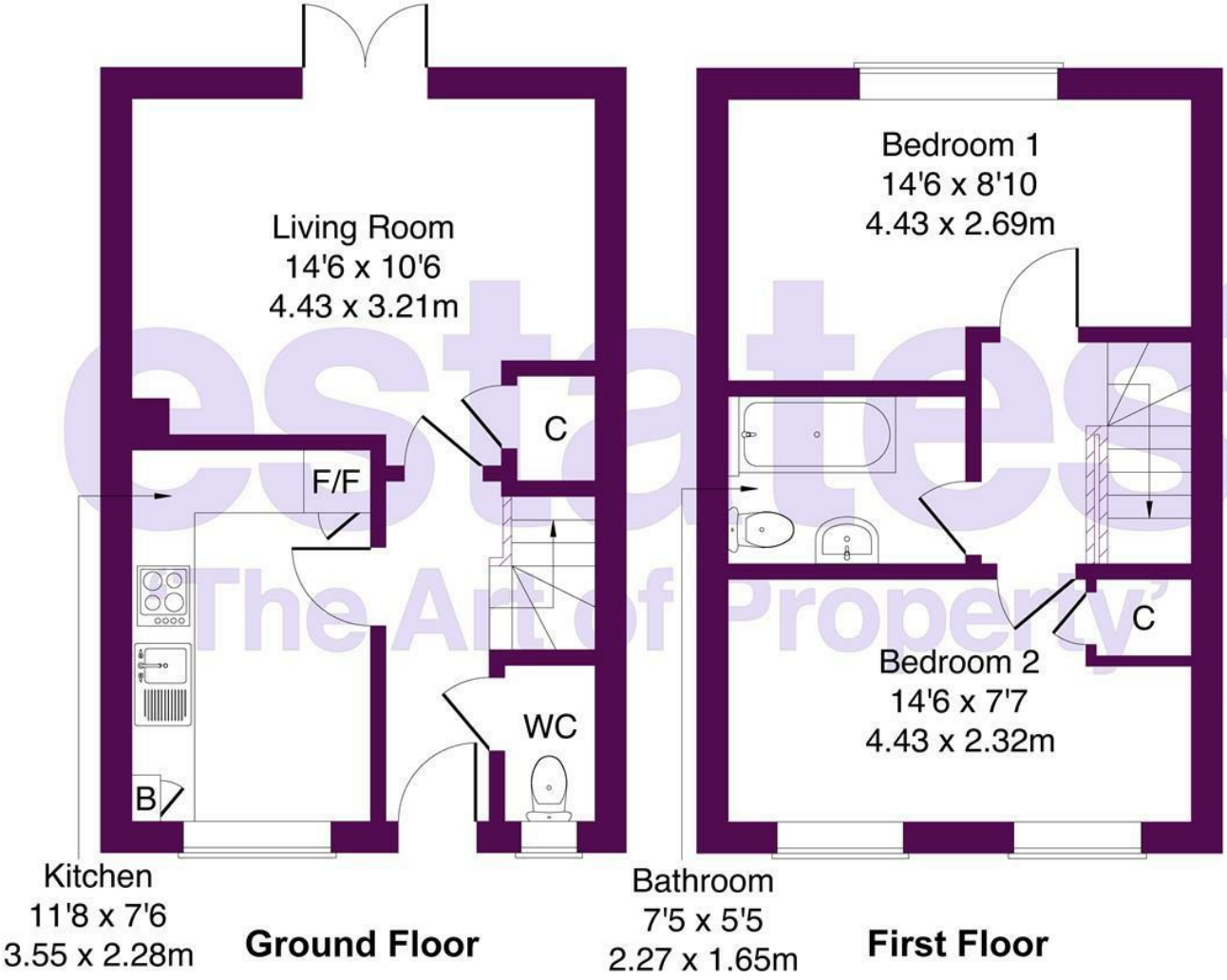






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Approximate Gross Internal Area: (657 sq ft - 61 sq m.)



Not to Scale. Produced by The Plan Portal 2026

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