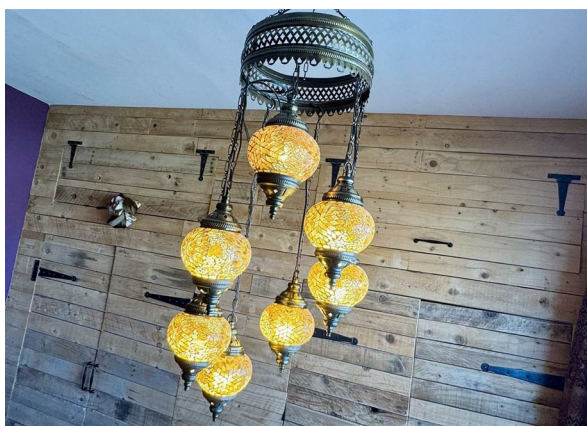
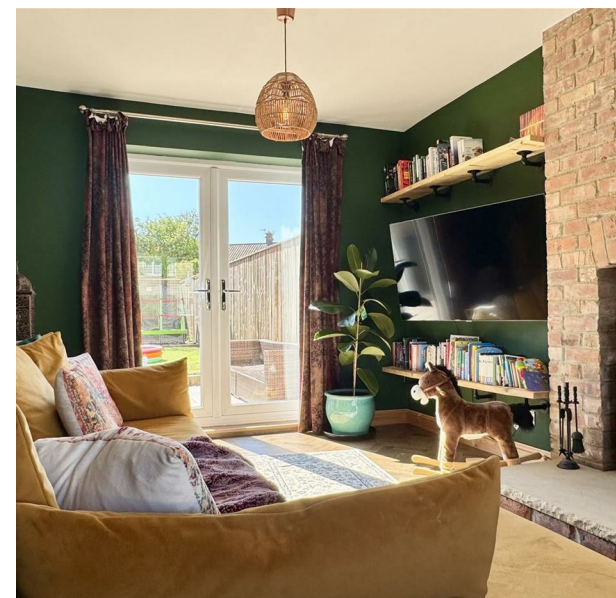
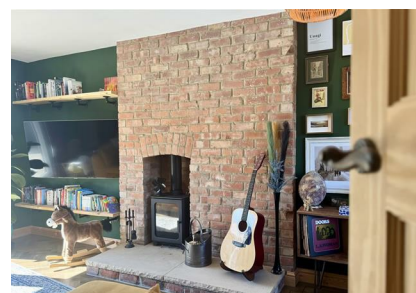


Otterburn Close, Darlington, DL1 2QP
Offers in the region of £125,000

estates⁴
'The Art of Property'



Otterburn Close, Darlington, DL1 2QP

Offers in the region of £125,000

Council Tax Band: A

Welcome to this charming home located on Otterburn Close in the desirable Harrowgate Hill area of Darlington. This delightful property boasts a spacious and well-designed interior, having been significantly improved to offer a modern living experience.

As you enter, you will find a light and airy entrance, beautifully appointed kitchen, and generous reception room that runs front to rear, featuring a delightful multi-fuel stove set against an attractive open brickwork chimney breast, creating a warm and inviting atmosphere. The property comprises two double bedrooms, with the principal bedroom with built-in wardrobe showcasing a bespoke wooden doors that add a touch of elegance.

Set on a large corner plot, this home benefits from beautifully maintained gardens to three sides, the rear garden of particular interest as south-facing, ensuring plenty of sunlight throughout the day. The outdoor space is perfect for enjoying the warmer months or for those looking to cultivate their own garden.

Additional features include UPVC double glazing and gas central heating, ensuring comfort and energy efficiency.

Situated in this fantastic location, it is conveniently close to local shops and schools, making it perfect for families. Furthermore, with easy access to the A1(M) & A66, commuting to nearby towns and cities is a breeze.

This property presents an excellent opportunity for first-time buyers, small families, or investors alike.

In brief the accommodation consists of:

Ground floor

Entrance hall, lounge running front to rear with French doors opening to the garden and great size kitchen.

First floor

Landing with two useful cupboards, one housing the Baxi boiler, two double bedrooms, luxurious bathroom with striking tiling and matching separate WC.

Externally

Generous gardens to the front side and rear.

Please note:

Council tax Band - A

Tenure - Freehold

Total sq ft to be considered guide only.

Room measurements will be, in most cases, the maximum length/width.

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Disclaimer:

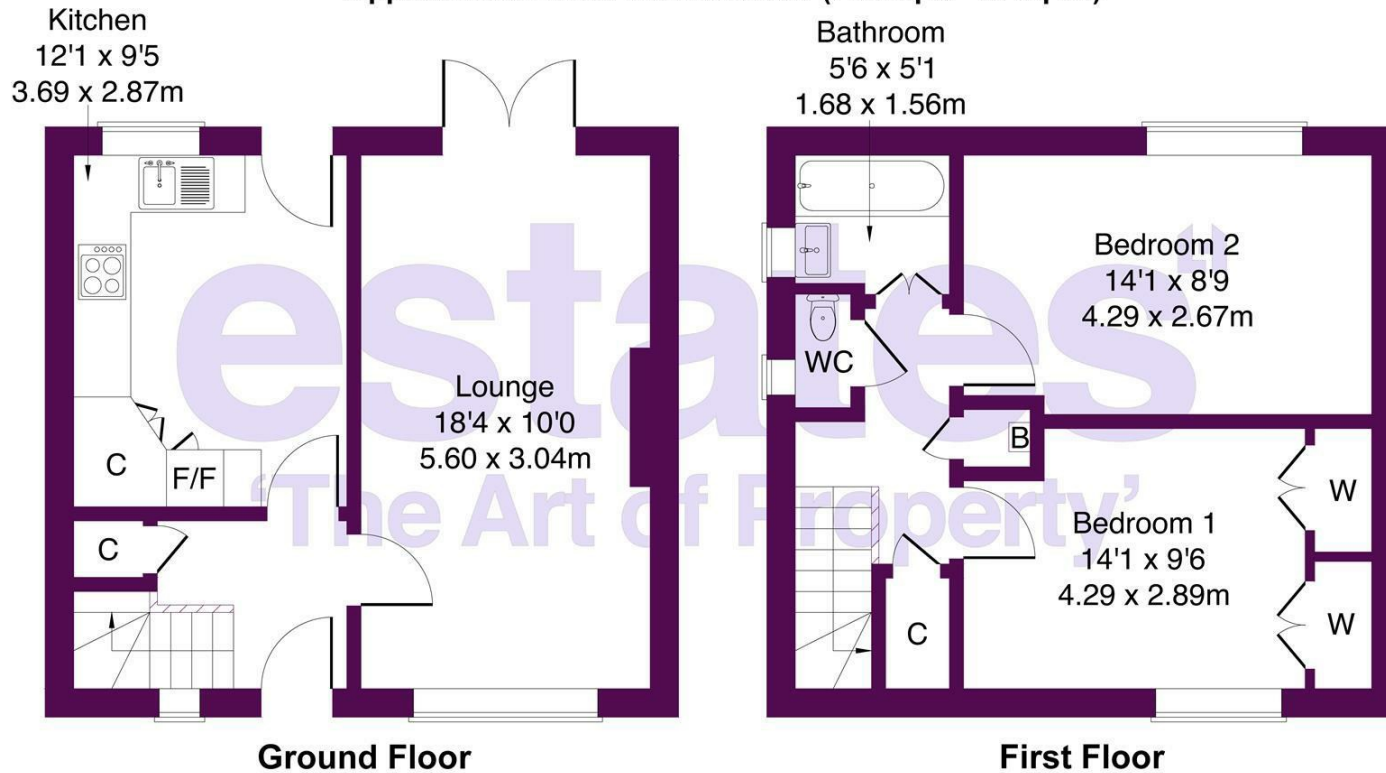
These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. They do not constitute or form

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Otterburn Close

Approximate Gross Internal Area: (732 sq ft - 68 sq m.)



Not to Scale. Produced by The Plan Portal 2025
 For Illustrative Purposes Only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	74	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	