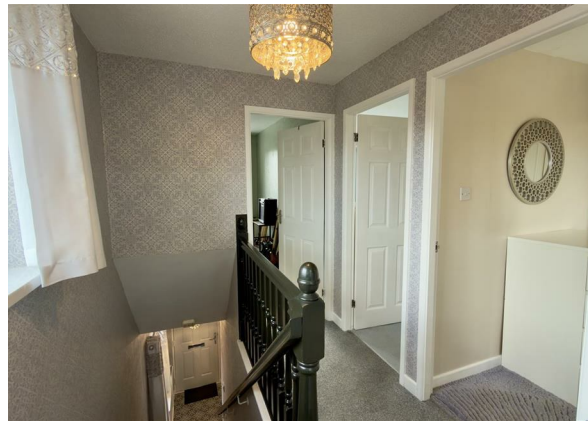


Washbrook Drive, Darlington, DL3 0JA
Offers in the region of £190,000

estates⁴
'The Art of Property'



Washbrook Drive, Darlington, DL3 0JA

Offers in the region of £190,000

Council Tax Band: B

Situated within the highly regarded Harrowgate Hill area of Darlington, this beautifully maintained and thoughtfully improved three-bedroom home offers an excellent opportunity for a wide range of buyers. The property enjoys a convenient position within easy reach of local shops, schools, everyday amenities, and excellent transport links, including the A1(M) & A66.

Set back from the road, the home benefits from a striking, recently resurfaced driveway (2025), providing off-street parking for multiple vehicles. A garage with lighting and power, along with an extended storage area to the rear, further enhances the practicality of this home.

The rear garden is a particular highlight, having been significantly upgraded in 2025 to create a stylish and relaxing outdoor space perfect for enjoying the warmer months.

Internally, the property is tastefully decorated throughout and offers well-proportioned living accommodation. An inviting entrance hallway with a double-glazed composite front door leads into a spacious lounge, featuring a charming bay window that allows for an abundance of natural light. To the rear, a light and airy dining kitchen provides an ideal space for both everyday living and entertaining, with access to a small conservatory (wooden framed).

To the first floor, there are three well-presented bedrooms, including a third bedroom with a built-in cupboard housing the hot water cylinder. A loft hatch provides additional storage access, and the family bathroom is fitted with a white suite, complemented by attractive tiling.

Further benefits include uPVC double glazed windows (excluding the conservatory) and gas central heating via a Baxi boiler.

Early viewings recommended to fully appreciate the quality, location, and lifestyle this wonderful home has to offer.

Please note:

Council tax Band - B

Tenure - Freehold

Total sq ft and room dimensions to be considered a guide only.

Following acceptance of an offer, the prospective buyer(s) will be required to pay £30 (inc. VAT) per client, to cover the cost of anti-money laundering checks conducted by Estates, in compliance with HMRC regulations.

Estates 'The Art of Property'

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Disclaimer:

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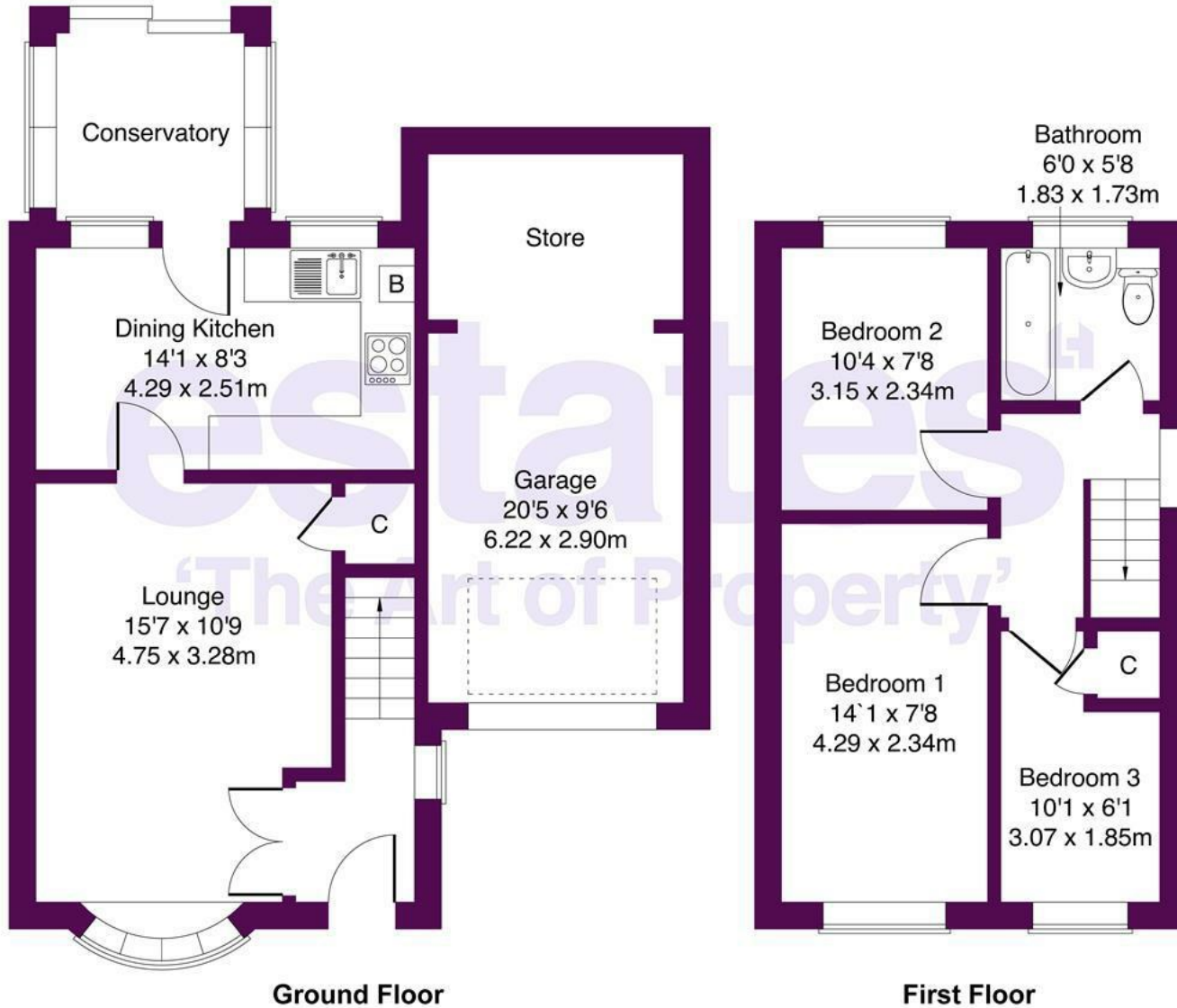


Washbrook Drive, Darlington, DL3 0JA

Approximate Gross Internal Area: (894 sq ft - 83 sq m.)
(Excluding Conservatory)

estates⁴¹
‘The Art of Property’

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Not to Scale. Produced by The Plan Portal 2026
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	