

Skerne Way, Darlington, DL2 2BH
Offers in excess of £170,000

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'The Art of Property'



Skerne Way, Darlington, DL2 2BH

Offers in excess of £170,000

Council Tax Band: B

Nicely positioned on this popular development, this charming semi-detached townhouse offers a perfect blend of modern living and comfort. Built in 2008, the property boasts a spacious layout spread over three floors, making it an ideal choice for first-time buyers or families seeking a welcoming home.

Upon entering, you are greeted by a cosy lounge and spacious dining kitchen seamlessly flowing to a fabulous conservatory extension, which floods the area with natural light and offers a serene view of the relatively private rear garden. The garden, complete with an aviary, presents a unique opportunity to create a delightful garden office or a tranquil retreat.

The property features three well-proportioned bedrooms, including a delightful principal bedroom on the top floor, complete with an ensuite for added convenience, double glazing throughout, and gas central heating.

Parking is made easy with a driveway that leads to a garage enjoying a composite side door entry. The location on this home is particularly advantageous, situated within walking distance of the picturesque South Park and just a short drive to the bustling town centre. Additionally, the easy access to the A1(M) & A66 makes commuting a straightforward affair.

This well-appointed town-house is not only a fantastic first-time buy but also a wonderful family home, offering both comfort and convenience on a popular development.

In brief the accommodation consists of:

Ground floor

Entrance lobby, lounge with useful under stairs storage cupboard, cloak/wc, dining kitchen with open aspect to an impressive conservatory extension, providing versatile, additional accommodation.

First floor

Two good size bedrooms and a family bathroom.

Second floor

Delightful principal bedroom to the top floor enjoying built-in wardrobes and a refurbished ensuite shower room featuring a double shower cubicle.

Externally

Well maintained and improved gardens to both front and rear considered relatively low maintenance. Driveway and garage for further secure parking or storage. Pedestrian gated side access to the rear garden which has a nice sense of privacy which is so often sought but not often found. The aviary to the back of the garden has the option to be transformed in to other uses if desired.

Please note:

Council tax Band - B

Tenure - Freehold

Total sq ft to be considered guide only and includes garage.

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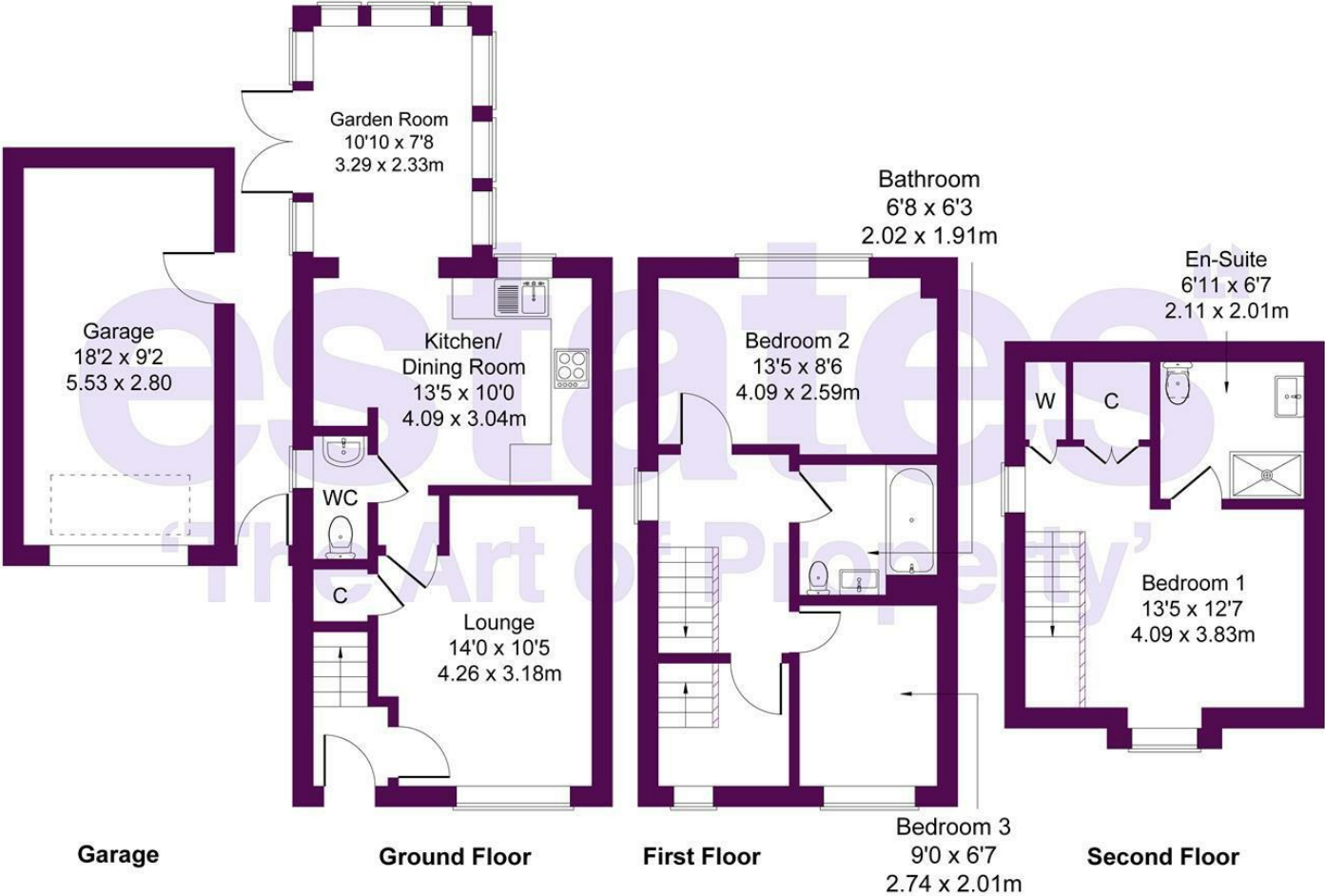
Disclaimer:

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Approximate Gross Internal Area: (1141 sq ft - 106 sq m.)



Not to Scale. Produced by The Plan Portal 2025
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(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		