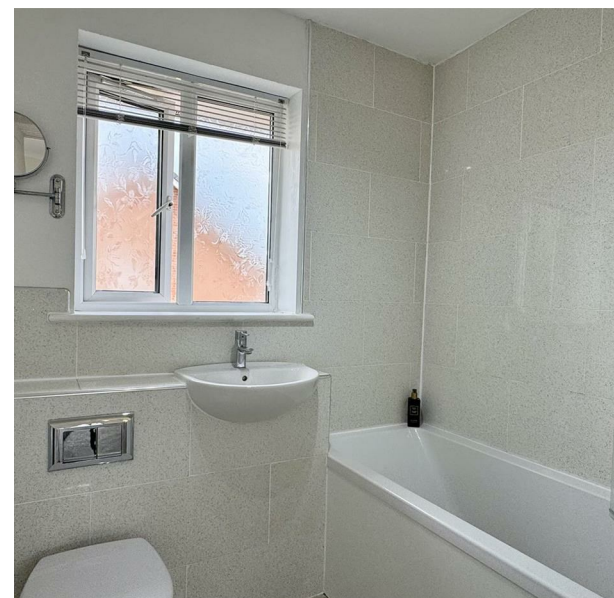
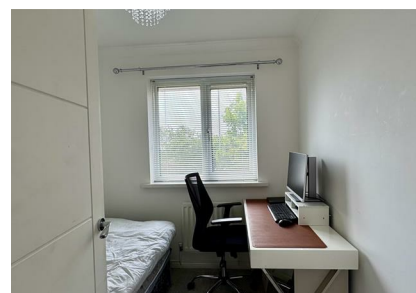


Tayport Close, Darlington, DL1 3TG
Offers in the region of £220,000

estates⁴
'The Art of Property'



Tayport Close, Darlington, DL1 3TG

Offers in the region of £220,000

Council Tax Band: D

Nestled on the peaceful cul-de-sac of Tayport Close, this EXQUISITE link-detached house offers a splendid opportunity for family living on the highly sought-after Ashbrook development, located in the popular Whinfield/Harrowgate Hill area of Darlington. Brought to the market with NO ONWARD CHAIN this beautifully improved family home boasts SUMPTUOUS interior design that is both stylish and functional, making it an ideal choice for those seeking comfort and elegance.

The property features a generous reception room with media wall, three well-proportioned bedrooms, including the principal bedroom with an ensuite, modern family bathroom and useful ground floor WC. The heart of the house is undoubtedly the stunning DINING KITCHEN, which provides a perfect space for family gatherings and entertaining guests.

Outside, the property benefits from generous parking to the front, along with delightful gardens to the front, private side garden, and rear garden enjoying a favourable WEST ASPECT offering a lovely outdoor space for relaxation. The peaceful surroundings of the cul-de-sac enhance the appeal, making it a safe and welcoming environment for families.

Conveniently located, this home is close to well-regarded schools and local shops, ensuring that all essential amenities are within easy reach. Additionally, the property is just a short drive from the A1(M) & A66, providing excellent transport links for those commuting or exploring the wider region.

Ground Floor

Entrance hall, lounge with attractive media wall and modern electric fire. Doors opening to an impressive dining kitchen idea for entertaining, having been

refurbished to a high standard. Featuring an excellent range of units and integrated appliances consist of: gas hob, modern extractor, oven, dishwasher, microwave, coffee machine and wine cooler. Nicely fitted breakfast bar, spring neck mixer tap and under stairs cupboard with Plumbing for a washing machine.

First Floor

Landing with hatch and fitted ladder allowing loft access. Three well presented bedrooms and a modern family bathroom. The principal bedroom with an ensuite shower room.

Externally

This home is tucked in the corner on this popular cul-de-sac. There is generous parking, with a garage offering secure parking or storage. Front, side and rear gardens, which in our opinion have excellent potential. The rear garden enjoys a West aspect attracting the afternoon and evening sun.

Please note:

Council tax Band - D

Tenure - Freehold

Total sq ft to be considered 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'

Professional Estate Agents, selling homes across Darlington, Newton Aycliffe, Teesside & North Yorkshire with creative & inviting marketing strategies! Property appraisals available 7 days a week!

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 part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations, or any type of appliances which may be included. All photos, videos, and marketing material created by Estates 'The Art of Property', are the property of our agency and are protected by copyright law. Our marketing material must not be copied, reproduced, shared, or used in any way without our prior written permission.

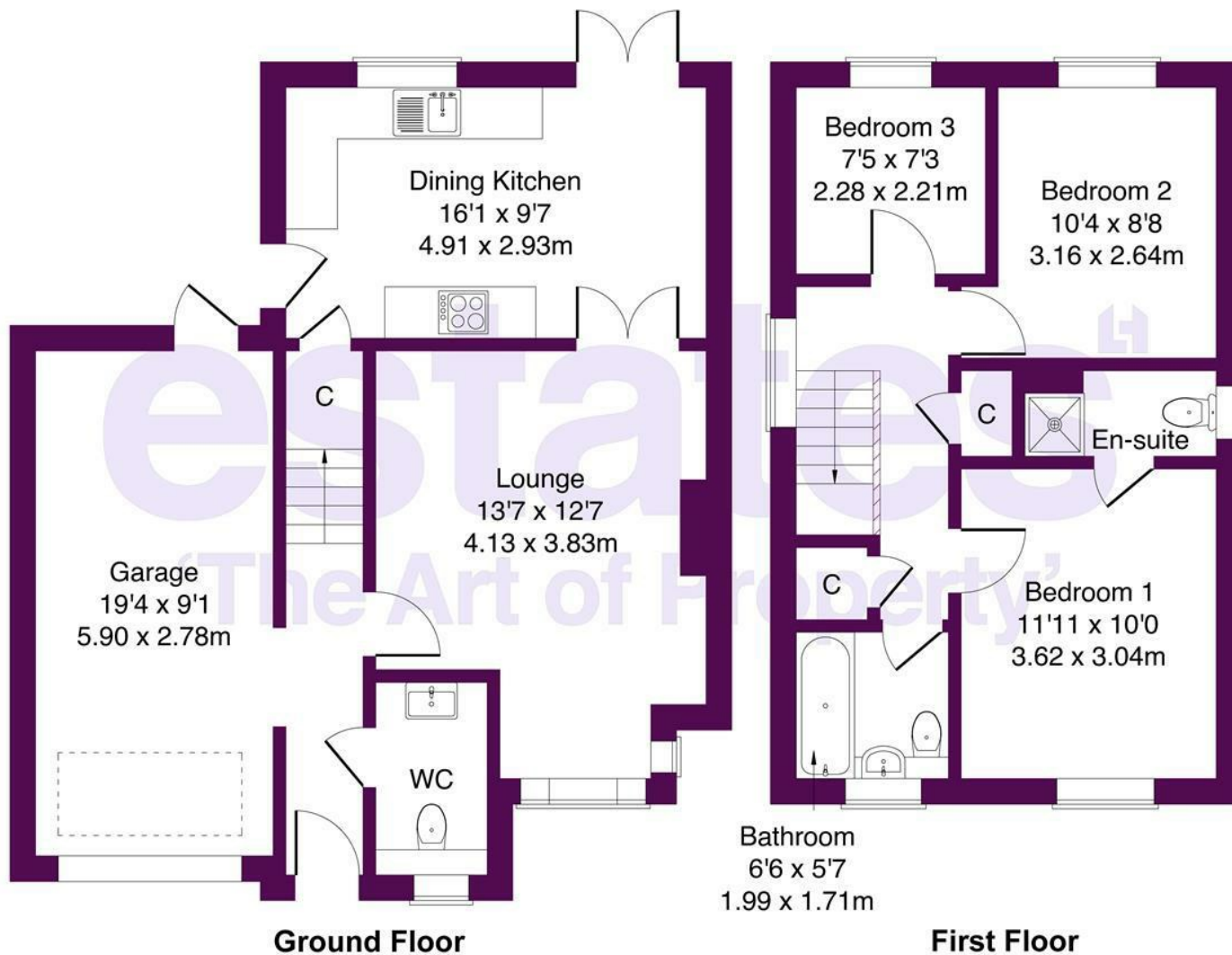


Tayport Close, Darlington, DL1 3TG

Approximate Gross Internal Area: (1066 sq ft - 99 sq m.)

estates⁴
'The Art of Property'

Business Central 2 Union Square
Central Park
Darlington
County Durham
DL1 1GL
01325 804850
sales@estatesgroup.co.uk
<https://estates-theartofproperty.co.uk/>



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	76	
(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