



15 Walter Scott Avenue, Darlington, County Durham, DL2 2RY
Guide Price £305,000

**Vickers
& Barrass**
— Est. 1973 —
Land and Estate Agents

An immaculately presented, spacious four bedroom family home situated in the popular West Park area of Darlington.

- Large Kitchen dining room
- Four generous bedrooms
 - Two bathrooms
 - Large garden to rear
- Garage and driveway for multiple vehicles
 - Energy performance rating B 85



www.vickersandbarrass.co.uk

LOCATION

Walter Scott Avenue is situated in the West Park area of Darlington, lies to the north west of the town center having evolved in more recent years to an area comprising of residential and commercial properties. Walter Scott Avenue is conveniently placed for amenities with West Park Village Centre only a few minutes away. The area provides a wide range of shopping, recreational, educational and local facilities along with the fantastic green space of West Park itself. For the commuter, the A1(M) is a short distance away providing links to Durham, Newcastle and beyond. Darlington's mainline train station connects the town to both London and Edinburgh and there are international airports at both Teesside and Newcastle.

what3words ///fact.lamps.adjust

DESCRIPTION

15 Walter Scott Avenue is a beautifully presented family home. With large windows the rooms are

kept light and airy throughout. Entering the property there is a good sized entrance hallway with doors radiating to the ground floor living accommodation and stairs rising to the first floor. The living room lies to the front of the property and is of generous proportions, it has a bay window allowing natural light to fill the room. The impressive kitchen has an open plan layout with a separate space for relaxing and enjoying the view of the garden, with French doors providing access to the garden. The kitchen comprises grey shaker style units with integrated double oven, five ring gas hob with extractor fan over, integrated fridge and freezer, dishwasher and wine cooler. From the kitchen sink with mixer tap, views can be enjoyed of the garden. The kitchen is a fantastic size with space for dining furniture too. From the kitchen a door opens to the utility room with plumbing for a washing machine and a door proving access to the side of the property. The gas combi boiler is also housed in the utility room. There is a ground floor WC and wash hand basin located off the entrance hallway with

useful storage cupboard and there is a further storage cupboard in the entrance hallway too.

To the first floor the main bedroom lies to the rear of the property and benefits from fitted wardrobes with sliding doors and an en suite shower room. The en suite has a double shower, WC and wash hand basin. The other three bedrooms are all of good proportions with one benefitting from fitted wardrobes with sliding doors similar to those in the main bedroom, whilst another of the bedrooms has a storage cupboard. The family bathroom has a modern suite comprising a bath with shower over, WC and wash hand basin.

Externally, to the front of the property is a small shrub border with a block paved driveway to the side which accommodates at least two vehicles. The driveway leads up to the single garage that sits back from the road. To the rear there is a fantastically presented garden laid to lawn with a paved patio area perfect for outdoor seating and flower and



shrub borders along with a useful garden shed at the bottom of the garden.

SERVICES

The property is served by mains electricity, water and drainage and has mains gas central heating.

SERVICE CHARGE

We understand that there is a service charge payable annually costing approximately £100 per annum and reviewed annually.

COUNCIL TAX BAND

Darlington Borough Council Tax Band E.

ENERGY PERFORMANCE CERTIFICATE

The property is EPC rating B 85

MATERIAL INFORMATION

It is understood that the property has access to a good broadband connection and has good outdoors mobile phone signal in this area with indoors mobile phone signal varying between providers. We would advise prospective purchasers to perform their own

due diligence in respect of availability. With reference to data from the Environment Agency's Flood Warning Information Service there is a very low risk of flooding from surface water, rivers and sea.

VIEWINGS

Please contact Vickers & Barrass Darlington office on 01325 728084 to arrange a viewing, which are strictly by appointment only.

COSTS

Each party is to bear their own costs.

MONEY LAUNDERING

Prospective buyers should be aware that in the event that they are successful they will be required to provide documents in relation to the current Money Laundering and Terrorist Financing Regulations. The extent of the required documentation will be confirmed to the purchaser (s) after acceptance of an offer.

TENURE

We are informed by the current vendors that the property is held freehold.

METHOD OF SALE

The property is offered for sale as a whole by private treaty.

LOCAL AUTHORITY

Darlington Borough Council

www.darlington.gov.uk

01325 405333

NOTES

Particulars prepared – May 2025

Photographs taken – April 2025

PARTICULAR NOTES

The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute, all or part of an offer or contract; all descriptions, dimensions, areas, references to condition and necessary consents for use and occupation and other details are given as a guide only and without responsibility. Any



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No employee of Vickers & Barrass, Chartered Surveyors has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given by the Vendors or the Lessors of this property.

Any offer for this property will be taken as an admission by the intending purchaser that they have relied solely upon their own personally verified information, inspection, and enquiries.

The photographs show only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.

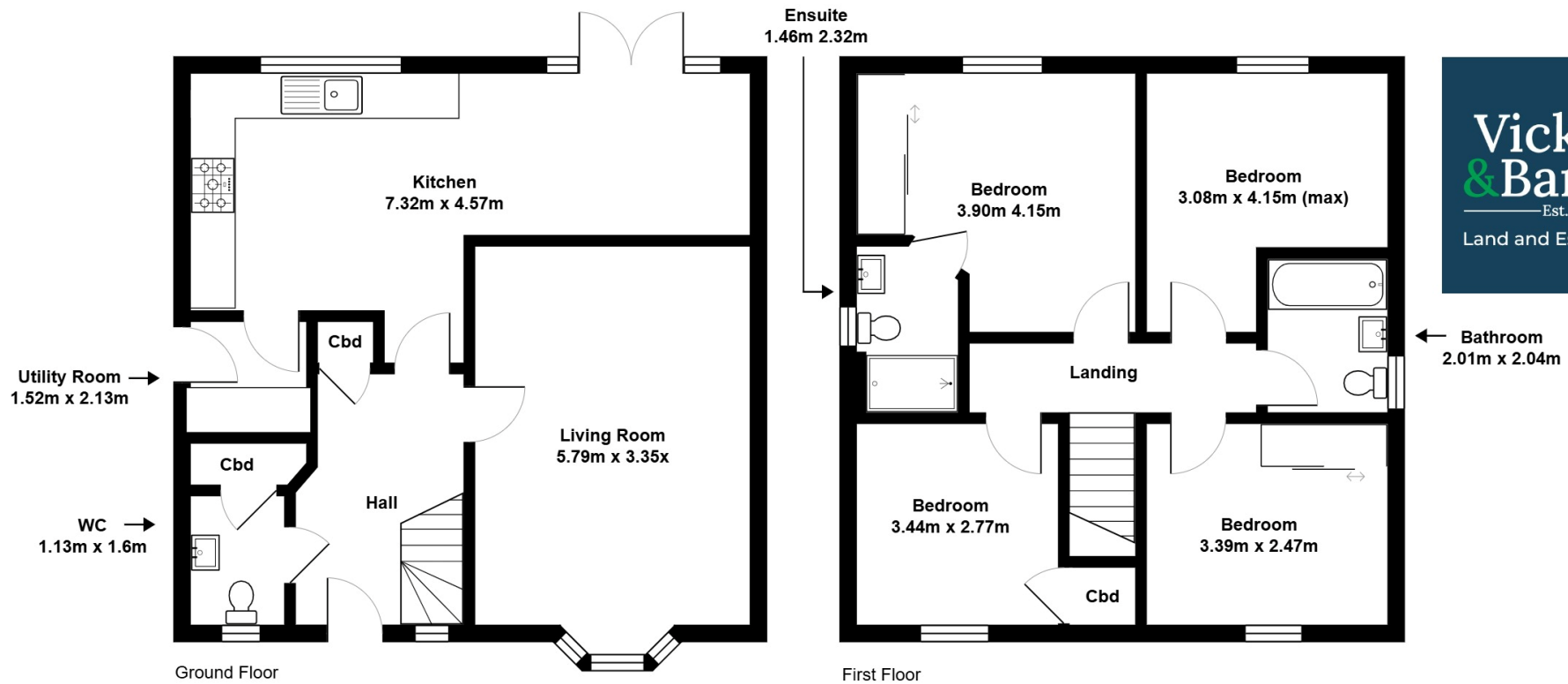
Where any reference is made to planning permissions or potential uses, such information is given by Vickers & Barrass, Chartered Surveyors in good faith. Prospective purchasers should make their own enquiries with the Local Planning authority into such matters.

The Vendors reserve the right to amalgamate, withdraw and to generally amend the particulars or method of sale.

The property is sold subject to reserve (s). Vickers & Barrass, Chartered Surveyors reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

The particulars have been prepared in accordance with the Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.





All measurements are approximate and for display purposes only





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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