

Neasham Drive, Darlington, DL1 4LG  
Offers in excess of £145,000





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Council Tax Band: B

\*\* VURV Estates \*\* The Art of Property - Announce this larger than average, traditional, semi-detached property \* Competitively priced in today's market

\* No onward chain \* Peaceful cul-de-sac \* Popular Eastbourne area \* Easy reach to Darlington train station \* Open plan kitchen/diner \*

Attention all first-time buyers, investors and those looking for a long-term home. This three bedroom, two reception room property has excellent potential and so much to offer. En-suite to the principal bedroom and a loft space which has been improved which is great for storage (no building regulation certificate to be considered a bedroom). uPVC double glazing, gas central heating via Combi boiler, parking for two vehicles to the front and a good size garden to the rear

Ground floor

Entrance hall, WC, lounge to the front and separate dining room with open aspect to the kitchen.

First floor

Landing with fitted staircase to the loft. Three bedrooms, two doubles and a good size single, principal bedroom with en-suite shower room, and family bathroom.

Externally

Driveway allowing two vehicle parking to the front. Pedestrian side access to the rear garden considered a good size with an outside store housing the boiler.

Please note:

Council Tax: Band B

Tenure - Freehold

EPC - C

VURV Estates 'The Art of Property'

Selling homes in Darlington & surrounding with forward thinking Estate Agency.

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.

**Principal elevation**

**Entrance Hallway**

**Ground floor cloak/w.c.**

**Lounge**

12'3" x 12'5" (3.75 x 3.81)

**Dining Room**

11'2" x 12'10" (3.41 x 3.92)

**Kitchen**

7'11" x 7'7" (2.42 x 2.32)

**First floor landing**

**Principal Bedroom**

11'2" (max) x 12'9" (3.41 (max) x 3.91)

**En-suite**

**Second Bedroom**

11'5" (max) x 12'5" (3.49 (max) x 3.79)

**Third Bedroom**

7'10" x 7'6" (2.41 x 2.30)

**Family Bathroom**

**Stairs to second floor**

**Attic Room**

13'11" (max) x 15'4" (max) (4.25 (max) x 4.68 (max))

**Rear Garden**



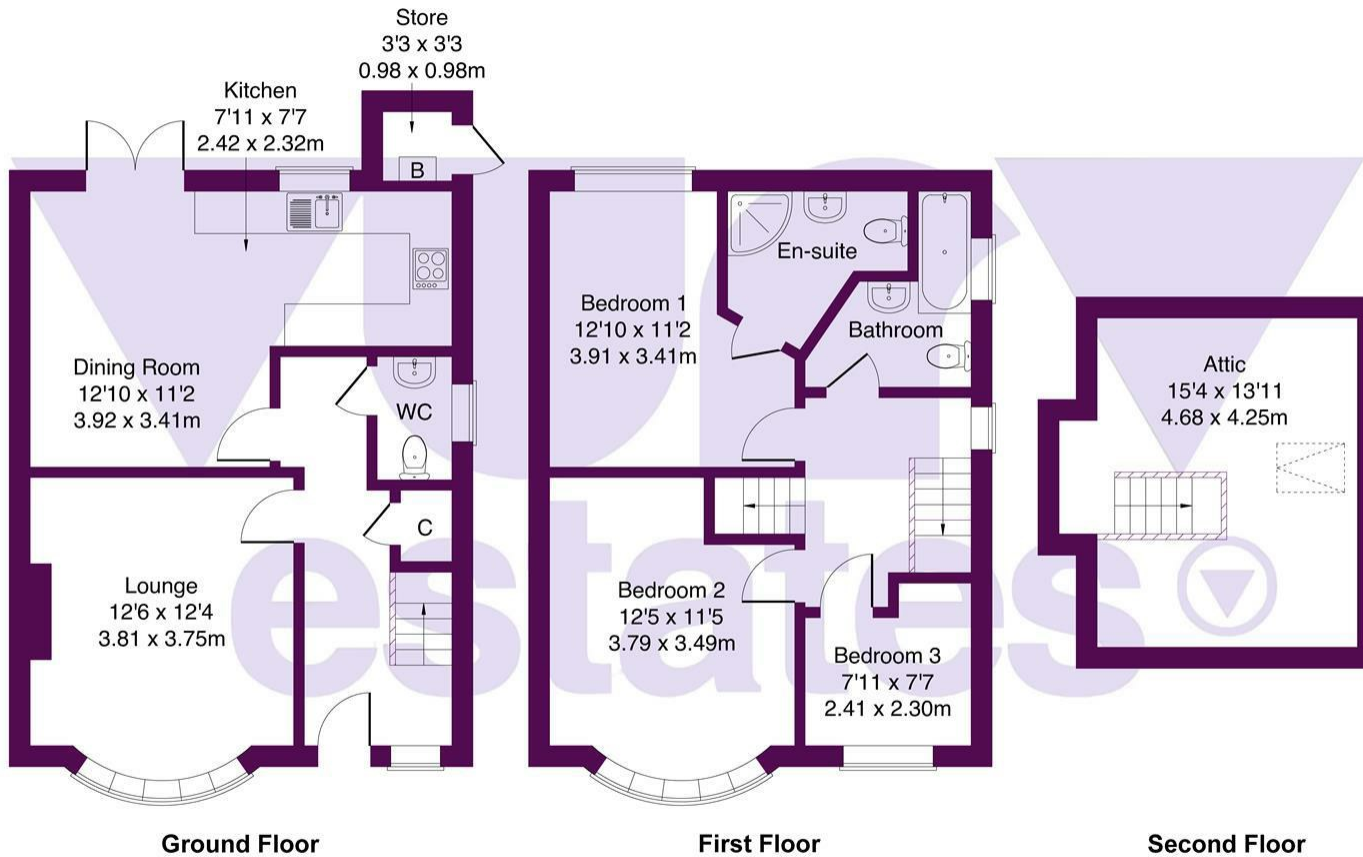






# Neasham Drive, Darlington, DL1 4LG

Approximate Gross Internal Area: (1249 sq ft - 116 sq m.)



Not to Scale. Produced by The Plan Portal 2024  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>86</b>
(69-80) <b>C</b>		<b>73</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	