



Woodlands Way

Darlington DL2 2HW

Asking Price £210,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. 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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



This footer paragraph is an example only and should not be relied upon as complying with current legislation. 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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Woodlands Way

Darlington DL2 2HW



- Semi Detached Bungalow
- Gardens & Garage

- Three Bedrooms
- Council Tax Band B

- Hurworth Location
- EPC Rating D

This immaculately presented three bed semi detached bungalow situated on a quiet cul de sac within the Grange Estate in the popular village of Hurworth near Darlington. The property has undergone a programme of modernisation and a viewing is essential as a property such as this rarely comes onto the sales market. Offered to the market with NO CHAIN.

Entrance Hall

Composite door to the front, radiator and staircase to the first floor.

Bathroom

Upvc double glazed window to the front, corner shower cubicle, low level wc, wash hand basin, tiled flooring and ceiling spotlights.

Bedroom 1

14'4 x 9'9 (4.37m x 2.97m)

Upvc double glazed windows to the rear and side, radiator.

Lounge

14'9 x 10'6 (4.50m x 3.20m)

Open plan to dining room. Laminate flooring and radiator.

Dining Room

13'2 x 10'5 (4.01m x 3.18m)

Upvc double glazed window to the rear and bi-folding doors to the garden, laminate flooring and radiator.

Kitchen

Upvc double glazed window to the front, fitted with a range of wall, base and drawer units, contrasting work surfaces, space for cooker, stainless steel sink, space for fridge, space for washer.

First Floor

Landing.

Bedroom 2

17'2 x 9'4 (5.23m x 2.84m)

Upvc double glazed window to the rear, storage into eaves, radiator.

Bedroom 3

19'9 x 7'5 (6.02m x 2.26m)

Upvc double glazed window to the rear, wardrobes, storage and radiator.

Externally

There is a driveway to the front of the property leading to garage measuring 20' x 10'. To the rear there is a garden with astro turf and decking area.

Council Tax

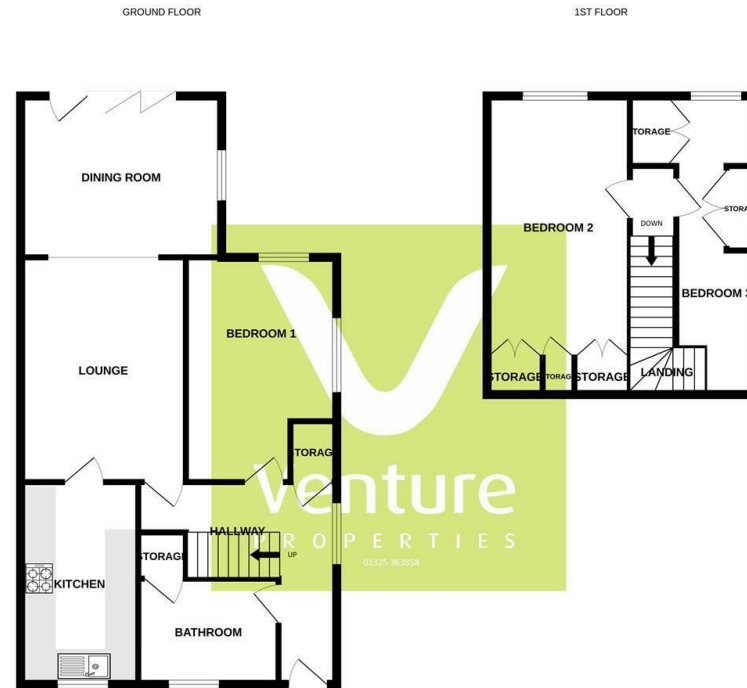
Band B

Tenure

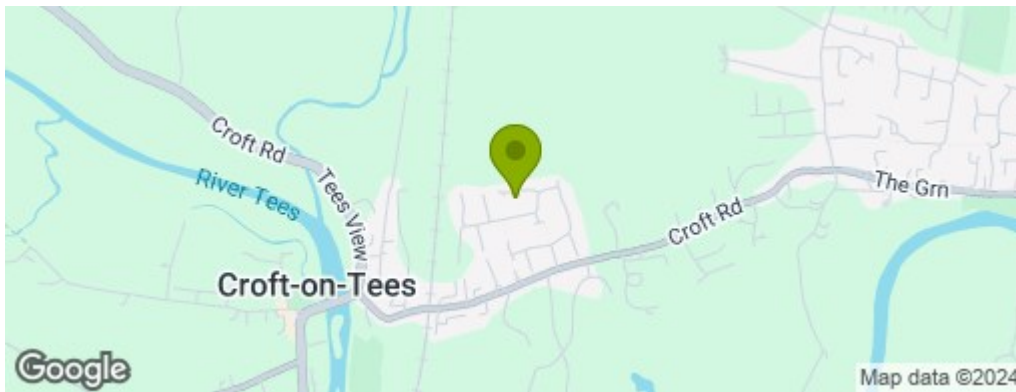
This property is freehold

Note

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Lettoplan ©2023



Property Information

01325 363858

45 Duke Street, Darlington, County Durham, DL3 7SD
sales@venturepropertiesuk.com