



Wycombe Street

Darlington DL3 7DA

£95,000





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.

# Wycombe Street

Darlington DL3 7DA



- Terrace Property
- Newly Refurbished

- Three Bedrooms
- EPC Rating D

- Two Reception Rooms
- Council Tax Band A

This three bedroom mid terrace property comes to the market and is located in the Town Centre of Darlington the home has undergone a most comprehensive programme of improvements to include a new kitchen and bathroom.

The property has an open plan lounge and dining room, gas central heating, double glazing and a beautiful south facing court garden to the rear. In brief the accommodation comprises: entrance vestibule, lounge, dining room, kitchen and downstairs bathroom. There are three bedrooms to the first floor together with a w/c. There is an enclosed court garden to the rear.

Viewing comes highly recommended.

## Entrance Hallway

## Lounge

11'5 x 11'2 (3.48m x 3.40m)

## Dining Room

12'3 x 11'5 (3.73m x 3.48m)

## Kitchen

13'4 x 4'4 (4.06m x 1.32m)

## Bathroom

## First Floor

### Bedroom One

12'2 x 8'10 (3.71m x 2.69m)

### Bedroom Two

11'3 x 8'10 (3.43m x 2.69m)

### Bedroom Three

8'3 x 5'10 (2.51m x 1.78m)

## Externally

## Council Tax

Band A

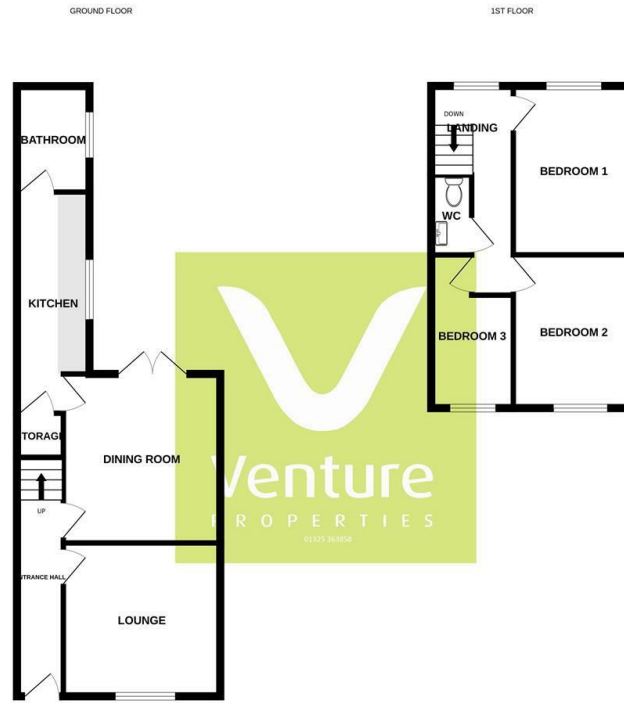
## Tenure

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, specifications and appliances shown here have been listed and no guarantee as to their operability or efficiency can be given. Made with Ventago CS02



## Property Information

**01325 363858**

45 Duke Street, Darlington, County Durham, DL3 7SD  
[sales@venturepropertiesuk.com](mailto:sales@venturepropertiesuk.com)