



North Road

Darlington DL1 2PT

£185,000





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.



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- End Terrace
- Office/Study

- Three Bedrooms
- Council Tax Band A

- Two Reception Rooms
- EPC Rating D

Venture Properties offer this immaculately presented, updated and improved mature three bedroomed end terrace property to the market. The home is located in the popular Harrowgate Hill area of Darlington allowing excellent access to main roads including the A1 (North and South) and A19.

Viewing is highly recommended and in our opinion would suit a variety of purchasers.

Entrance Hallway

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

Lounge

12'11 x 12'11 (3.94m x 3.94m)

Upvc double glazed window to the front and radiator.

Dining Room

12'11 x 12'10 (3.94m x 3.91m)

Sliding door to the rear.

Kitchen

9 x 6'2 (2.74m x 1.88m)

Wall, base and drawer units, contrasting work surfaces, stainless steel sink with mixer tap, five ring gas hob, oven space for dish washer and Upvc double glazed window to the rear.

lobby

Upvc door to the side.

Downstairs Cloakroom

Upvc double glazed window to the rear, low level w/c, wash hand basin and radiator.

Utility Room

Upvc double glazed window to the front, space for washing machine and dryer, radiator and access to loft area that is used for storage.

Office / Study

12 x 9'1 (3.66m x 2.77m)

Radiator and sliding door to the rear.

First Floor

Bedroom One

12'11 x 11'3 (3.94m x 3.43m)

Upvc double glazed window to the rear and radiator.

Bedroom Two

12'11 x 11'3 (3.94m x 3.43m)

Upvc double glazed window to the front and radiator.

Bedroom Three

8'10 x 8 (2.69m x 2.44m)

Upvc double glazed window to the front and radiator.

Bathroom

Upvc double glazed window to the rear, bath, shower cubicle, low level w/c, wash hand basin and radiator.

Externally

To the front there is a forecourt.

To the rear is a large garden that is laid to artificial lawn, patio area and iron gates leading out onto the rear lane.

Council Tax

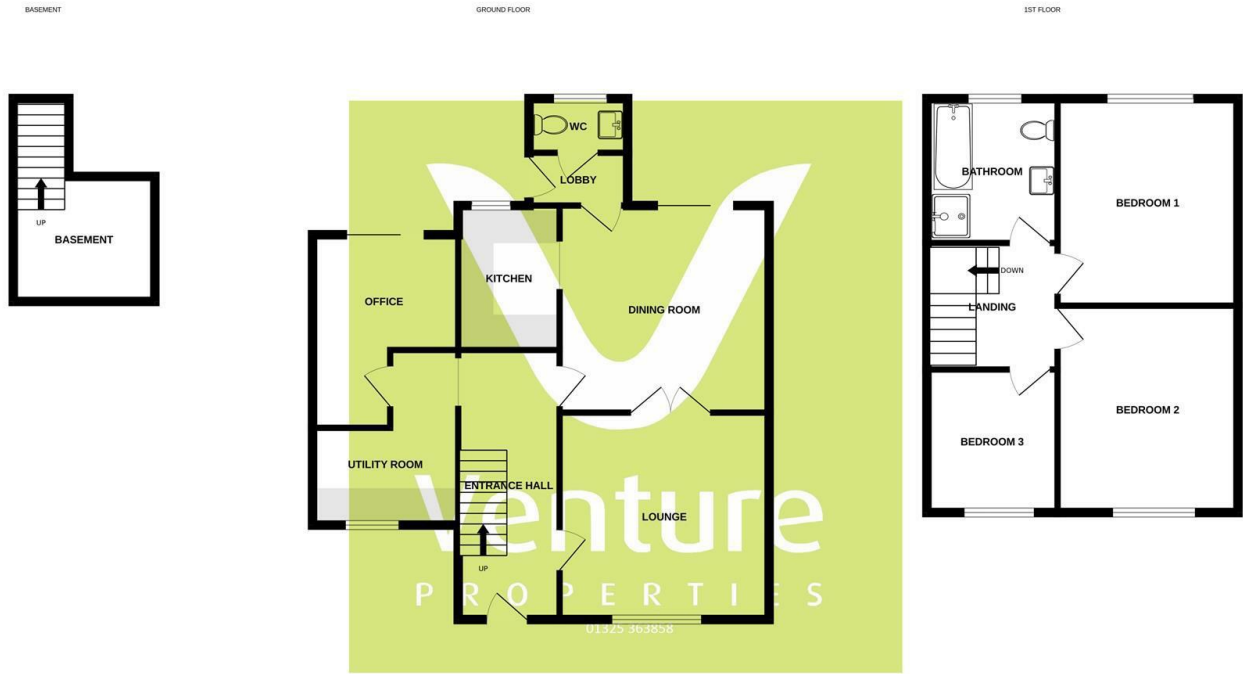
Band A

Tenure

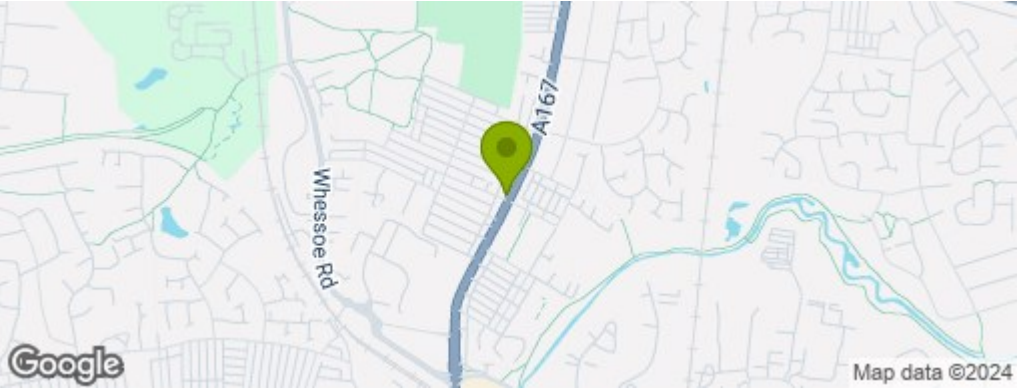
Freehold

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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Information