



**Walton Heath**

Darlington DL1 3HZ

**Offers Over £160,000**







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 firms employment has the authority to make or give any representation or warranty in respect of the property.





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# Walton Heath

Darlington DL1 3HZ



- Three Bedrooms
- Garden & Garage

- Link Detached
- Council Tax Band C

- Whinfield Area
- EPC Rating E

We offer this three bedroom link detached property to the market with No Onward Chain, the property is located in the Whinfield area of Darlington within easy reach of local amenities including supermarket, GP Surgery, popular schooling and main road links in and out of Darlington.

The property is well presented throughout and has gas central heating and Upvc double glazing and is neutrally decorated and carpeted throughout and is ready to move in condition and would suit a variety of purchasers. There is a garden to the rear and a single garage.

## Entrance Hall

With composite door to the front, staircase to the first floor.

## Living Room

14'9" x 11'7" (4.50 x 3.54)

With a Upvc double glazed window to the front, fireplace and radiator.

## Kitchen/Diner

14'8" x 9'6" (4.49 x 2.91)

With a Upvc double glazed window to the rear and door to the rear. The kitchen is fitted with a range of cream wall base and drawer units, four ring gas hob with oven and extractor, one and a half stainless steel sink unit with mixer taps. Space for appliances.

## First Floor

Staircase/Landing.

## Bedroom One

11'8" x 8'5" (3.56 x 2.58)

With a Upvc double glazed window to the front and radiator.

## Bedroom Two

10'2" x 8'5" (3.11 x 2.57)

With a Upvc double glazed window to the rear and radiator.

## Bedroom Three

8'7" x 5'11" (2.63 x 1.82)

With a Upvc double glazed window to the front and radiator.

## Bathroom

Fitted with a white suite comprising panelled bath with shower over and screen, low level w.c. and wash hand basin, tiled walls and tiled flooring.

## Externally

There is an open plan garden to the front and an enclosed lawned garden to the rear with double gated access.,

## Garage

A single attached garage with access from the rear of the property.

## Council Tax

Band C.

## 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

## Note

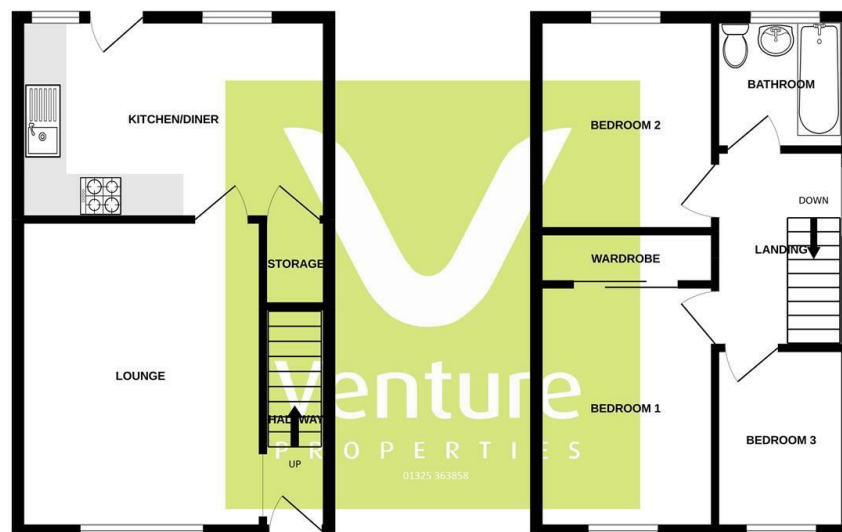
Photographs were taken prior tenancy.

## Tenure

This Property is Freehold

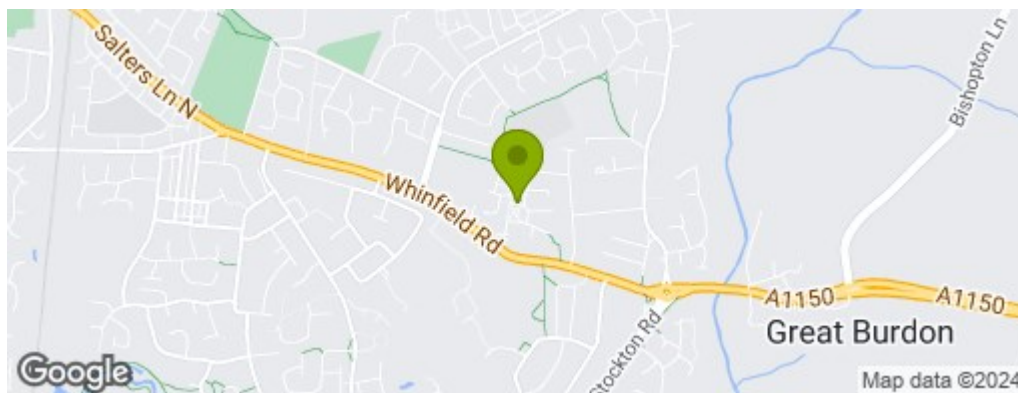
GROUND FLOOR

1ST FLOOR



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

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