

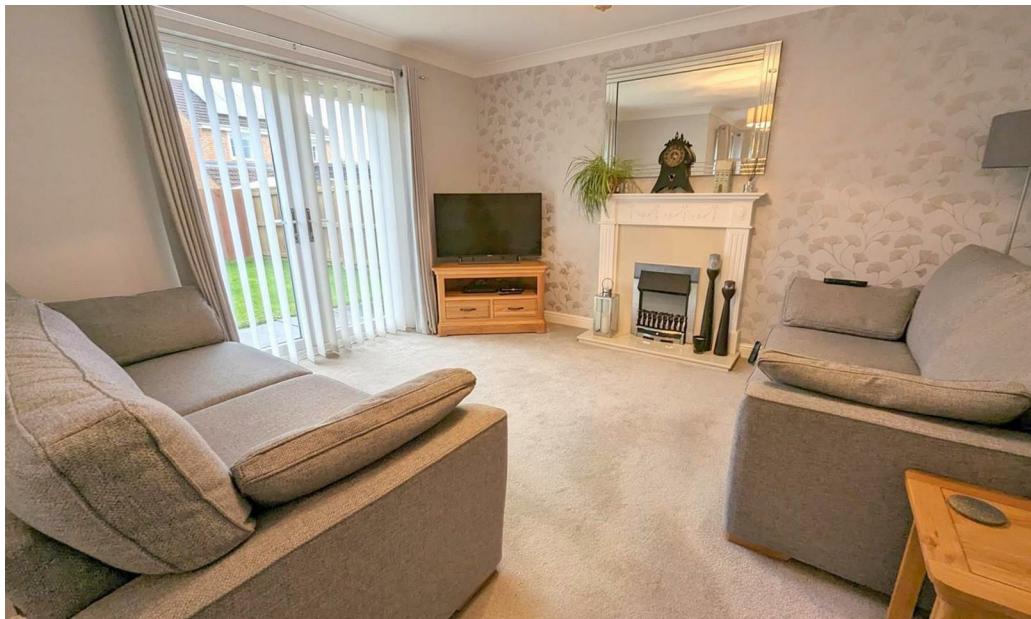


High Stell

Darlington DL2 1UW

Offers In The Region Of £225,000





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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High Stell

Darlington DL2 1UW



- Three Bedrooms
- Beautifully Decorated

- Detached Property
- EPC Rating C

- Quiet Residential Development
- Council Tax Band D

This immaculately presented, updated and improved, three bedroom detached property is located within this quiet residential development in the Village of Middleton St George within easy reach of both Darlington and Teesside. The property is tastefully and neutrally decorated throughout and benefits from gas central heating and Upvc double glazing together with a modern fitted kitchen and stylish a bathroom and en-suite to the main bedroom.

Externally there is parking to the front and an enclosed rear garden laid to lawn. In our opinion this lovely home will suite a variety of purchasers and viewing is highly recommended.

Entrance Porch

With composite door to the front

Entrance Hallway

With quality LTV flooring and staircase to the first floor.

Ground Floor Cloakroom

Fitted with a low level w.c. and wash hand basin, radiator, obscure window to the side and LTV flooring.

Kitchen

11'01 x 7'01 (3.38m x 2.16m)

With a Upvc double glazed window to the front. Fitted with a range of cream wall, base and drawer units with contrasting work surfaces and part tiled walls, four ring Belling hob with double oven and extractor, stainless steel sink unit with mixer taps, integrated fridge freezer and washing machine.

Lounge/Dining Room

19'08 x 13'01 (5.99m x 3.99m)

An 'L' shaped lounge diner with Upvc double glazed window and double doors to the rear elevation, feature fireplace with electric fire, marble back and hearth, coving to ceiling and two radiators.

Lounge Area

Dining Area

Staircase/First Floor

Landing

Main Bedroom

12'01 x 9'10 (3.68m x 3.00m)

With a Upvc double glazed window to the rear, fitted wardrobes and radiator,

En-suite

With a stylish white suite comprising walk in shower cubicle, low level w.c. and wash hand basin within vanity unit, vinyl flooring ceiling spotlights and radiator.

Bedroom Two

9'06 x 8'11 (2.90m x 2.72m)

With a Upvc double glazed window to the rear, fitted wardrobes with sliding mirrored doors and radiator.

Bedroom Three

9'07 x 7'00 (2.92m x 2.13m)

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

Family Bathroom

Fitted with a modern white suite comprising panelled bath with mixer a spray attachment, low level w.c. and wash hand basin, storage cupboard and radiator.

Externally

The property has a driveway to the front with off street parking. The rear garden is laid to lawn with a patio area and side gated access.

Garage

18'11 x 8'02 (5.77m x 2.49m)

With and up over door, power and light, gas central heating boiler and shelving, space for tumble dryer.

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

Council Tax Band

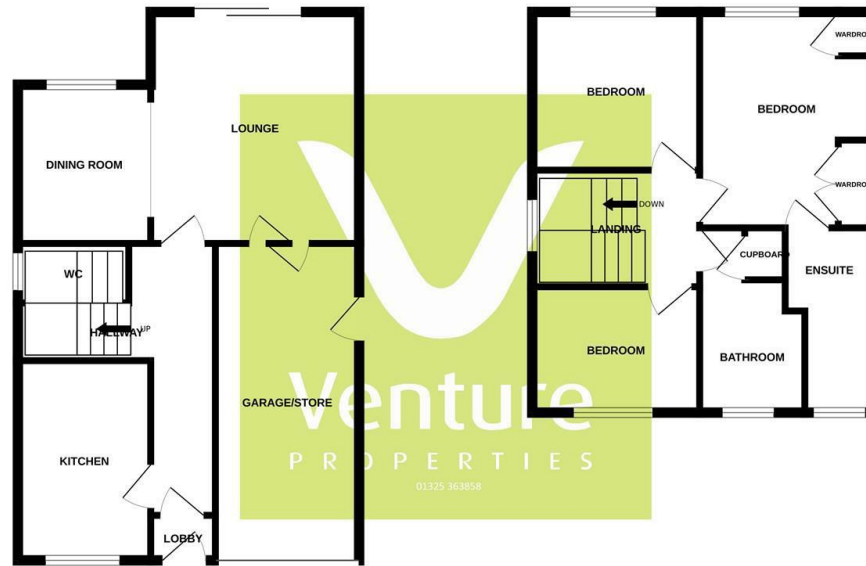
Band D

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

01325 363858

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