



Blackwell Grove

Darlington DL3 8QS

£499,000





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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- Five Bedrooms
- Off Street Parking

- West End Location
- Council Tax Band F

- En-Suite
- EPC Rating D

This well presented five bedroom detached dormer bungalow comes to the market in the ever popular and prestigious West End location being close to local amenities with excellent route ways across town and country and the main railway line being five minutes drive away.

In brief the accommodation comprises: Porch, Entrance Hallway, Large Lounge, Dining Room, Conservatory, Three Double Bedrooms the main benefitting from En-Suite, Fitted Kitchen and Shower Room. To the first floor there is a large landing with a velux window to the side and two further substantial sized bedrooms. Externally there are good size low maintenance gardens to the front and to the rear, there is a large garage and a second separate garage and a sizeable driveway for car parking.

Viewing is highly recommended.

Porch

Upvc double glazed French doors to front.

Entrance Hall

Staircase to first floor and radiator.

Lounge

17'5 x 14'11 (5.31m x 4.55m)

Upvc double glazed windows to side and rear, two radiators and upvc French doors to the rear.

Conservatory

19'5 x 13'3 (5.92m x 4.04m)

Upvc double glazed windows with part wall, fitted with electric radiators, under floor heating and French doors to the rear.

Bedroom One

11'11 x 11'5 (3.63m x 3.48m)

Upvc double glazed window to rear, fitted wardrobes and radiators.

En-Suite

Upvc double glazed window to side, w/c, bidet, wash hand basin and walk in shower and radiator.

Shower Room

Upvc double glazed window to side, shower cubicle, w/c, wash hand basin and radiator.

Dining Room

14 x 11'11 (4.27m x 3.63m)

Upvc double glazed window to front and radiator.

Bedroom Two

14'5 x 10'11 (4.39m x 3.33m)

Upvc double glazed window to side, fitted wardrobes and radiator.

Bedroom Three/Study

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

Upvc double glazed window to rear and radiator.

Kitchen

10'10 x 9'5 (3.30m x 2.87m)

Upvc double glazed window to front, fitted with wall, base and drawer units and sink. Breakfast bar, eye level oven, electric hob and integrated microwave. Complete with washing machine and tumble dryer and dishwasher. There is also a door to the rear.

First Floor Landing

Velux window to side and radiator.

Bedroom Four

18'11 x 15'3 (5.77m x 4.65m)

Upvc double glazed window to rear and radiator.

Bedroom Five

15'11 x 15'3 (4.85m x 4.65m)

Two Velux windows to side, storage in eaves and radiator.

Externally

To the front there is a large driveway providing off street parking. There is a double garage and a single garage with electric roller shutter doors.

To the rear is mainly laid to block paved patio.

Council Tax

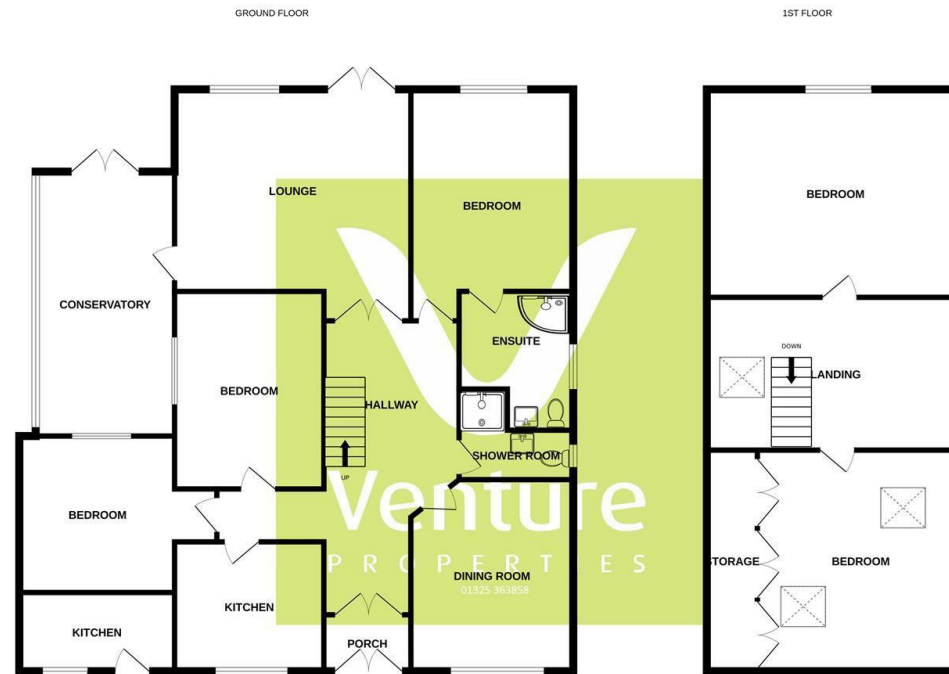
Band F

Tenure

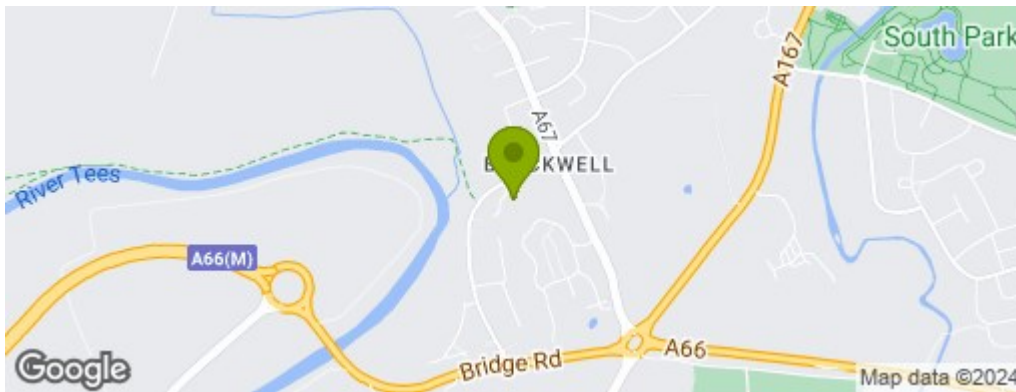
Freehold

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



While 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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