



Wellington Drive

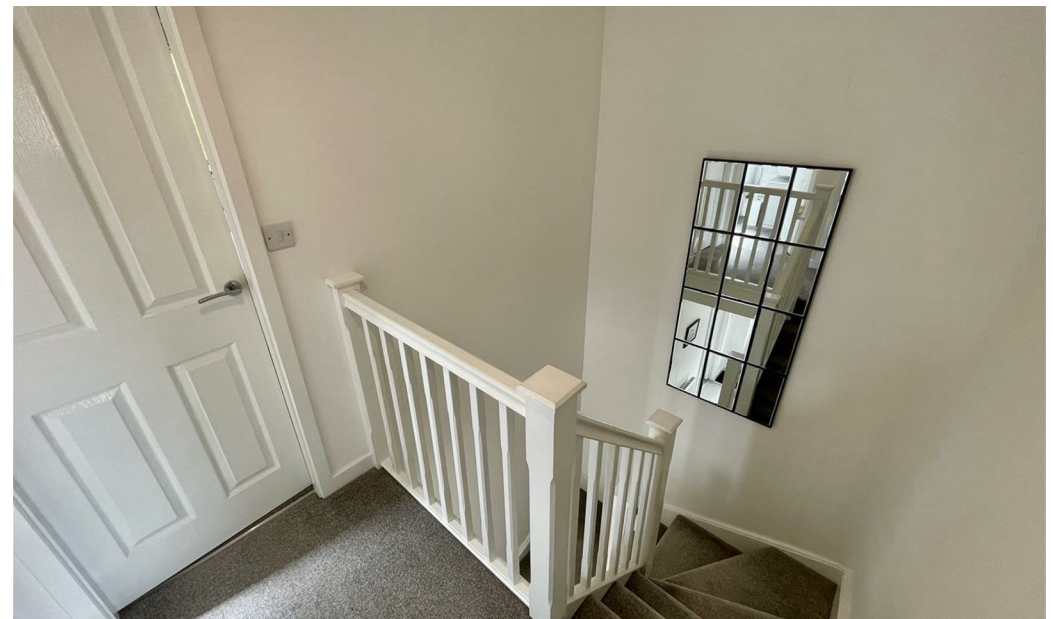
Darlington DL2 1FJ

Offers Over £199,950





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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- Three Bedrooms
- Off Street Parking

- Middleton St. George Location
- Council Tax Band C

- En-Suite
- EPC Rating B

This immaculately presented three bedroomed modern semi detached property comes to the market and is located within this popular residential development built by ESH Homes to the Norwich design in Middleton St George. The home lies within easy reach of amenities in the village and access to both Darlington and Teeside. The property also benefits from open plan layout to the kitchen/diner. There is a driveway to the front providing off street parking for multiple vehicles.

Viewing is highly recommended.

Entrance Hall

Composite door to front, staircase to first floor, storage cupboard and radiator.

Downstairs Cloaks

Fitted with w/c, wash hand basin and heated towel rail.

Kitchen/Diner

15'3 x 8'3 (4.65m x 2.51m)

Upvc double glazed windows to front and side, fitted with integrated dishwasher, washing machine and fridge freezer. There is a four ring gas hob and eye level double oven. Sink unit with mixer tap, radiator and space for table and chairs.

Lounge

15'3 x 10'10 (4.65m x 3.30m)

Upvc double glazed window to front, bi-fold doors to side and radiator,

First Floor Landing

Bedroom One

10'10 x 9'4 (3.30m x 2.84m)

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

En-Suite

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

Bedroom Two

8'8 x 8'7 (2.64m x 2.62m)

Upvc double glazed window to side and radiator.

Bedroom Three

12'4 x 6'3 (3.76m x 1.91m)

Upvc double glazed window to side and radiator.

Bathroom

Upvc double glazed window to front, panelled bath, w/c, wash hand basin and heated towel rail.

Externally

To the front there is off street parking for multiple vehicles.

The rear is mainly laid to artificial lawn and has a shed.

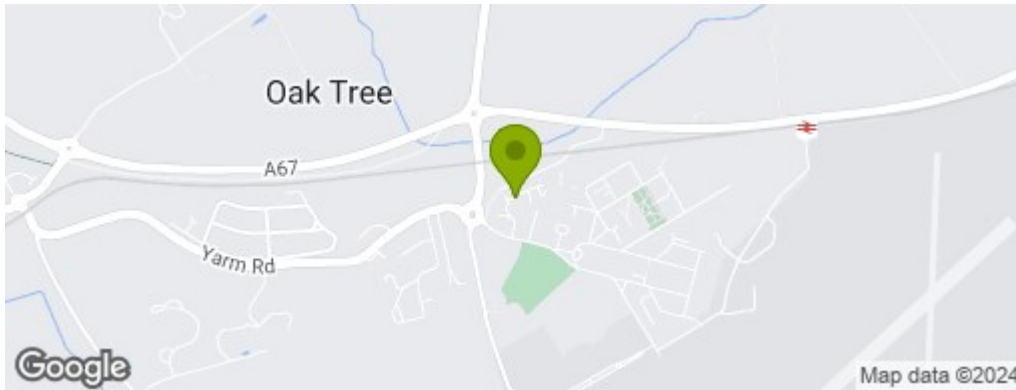
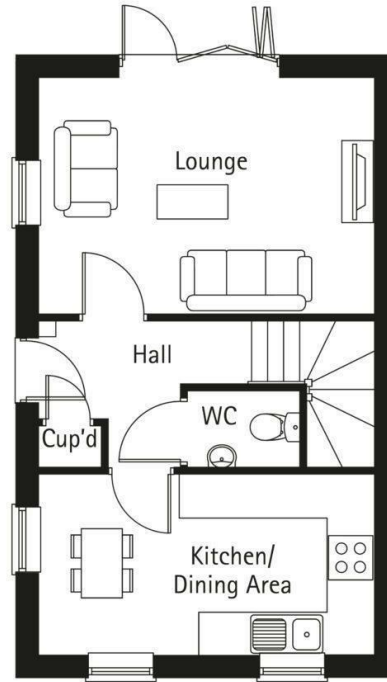
Council Tax

Band C

Tenure

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



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