



**Thirlmere Road**

Darlington DL1 4BJ

**£120,000**





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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# Thirlmere Road

Darlington DL1 4BJ



- Two Bedroom End of Terrace Property
- Council Tax Band
- Eastbourne Location
- EPC Rating D
- Garage

Welcome to Thirlmere Road, Darlington - a well presented two bedroom semi detached property that offers the perfect blend of comfort and convenience. This house boasts two cosy bedrooms, ideal for a small family or those looking for a bit of extra space. With two reception rooms, there's plenty of room to entertain guests or simply relax in style.

Located in the sought-after Eastbourne area, this semi-detached property is just a stone's throw away from the Railway Station, making commuting a breeze and other local amenities including retail parks, schools and bus routes in and out of Darlington Town Centre. The rear courtyard is a hidden gem, providing a tranquil outdoor space for you to enjoy some fresh air or host a summer BBQ. Plus, with off-street parking, you'll never have to worry about finding a spot after a long day.

Don't miss out on the opportunity to make this house your home - a viewing is highly recommended to truly appreciate all that this property has to offer. Don't hesitate, book your viewing today and take the first step towards your new dream home in Darlington.

## Entrance Hall

Upvc door to front.

## Lounge

14'03 x 14'01 (4.34m x 4.29m)

Upvc double glazed bay window to front. Fireplace with gas fire, coving and radiator.

## Dining Room

8'11 x 11'02 (2.72m x 3.40m)

Upvc double glazed window to rear, under stairs storage and radiator.

## Kitchen

7'11 x 9'02 (2.41m x 2.79m)

Fitted with light oak wall, base and drawer units, composite sink and mixer tap, with four ring gas hob, oven and extractor over.

## First Floor Landing

Access to loft.

## Bedroom One

13'08 x 11'10 (4.17m x 3.61m)

Upvc double glazed window to front, fitted wardrobes with hanging, shelving and sliding doors.

## Bedroom Two

12'06 x 8'04 (3.81m x 2.54m)

Upvc double glazed window to rear and radiator.

## Bathroom

Upvc double glazed obscure window to rear, panelled bath with shower, low level w/c, wash hand basin and heated towel rail. There are fully tiled walls and flooring and spotlights fitted to upvc ceiling.

## Externally

To the rear is a yard with side access to garage.

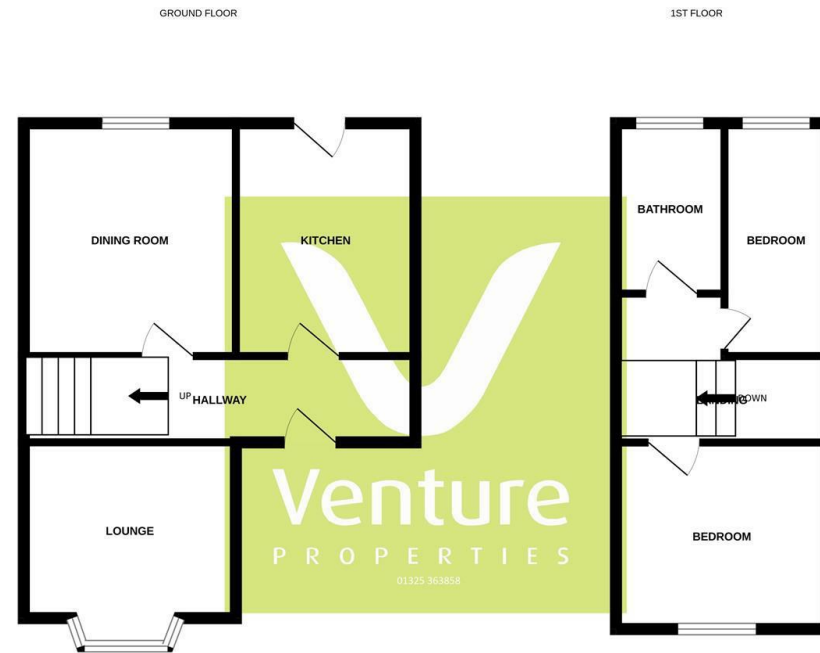
## Council Tax

Band

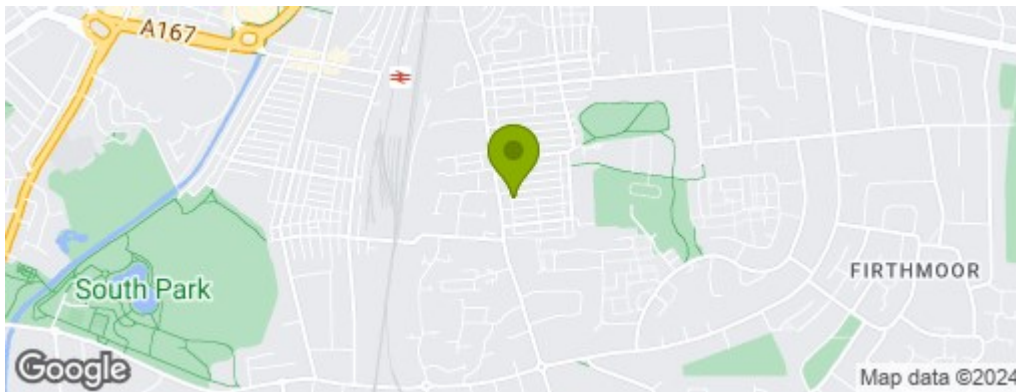
## Tenure

## 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



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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