



Corporation Road

Darlington DL3 6AD

Offers Over £170,000



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.

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.



# Corporation Road

Darlington DL3 6AD



- Four Bedroom
- Ideal Family Home Or Investment
- EPC Grade TBC

- Spacious Terrace Home
- Close To Town And Amenities
- Council Tax Band B

- Two Reception Rooms
- Courtyard To Rear

Located on Corporation Road in Darlington, this deceptively spacious four-bedroom terraced house is a hidden gem waiting to be discovered. Boasting two reception rooms, this property offers ample space for both relaxation and entertainment.

The accommodation is spread over two floors, providing a comfortable and convenient layout for any family. With four bedrooms, there is plenty of room for everyone to have their own space. The property also features a courtyard to the rear, perfect for enjoying a morning coffee or hosting a summer barbecue.

Whether you are looking for an ideal family home or a promising investment opportunity, this property ticks all the boxes. Don't miss out on the chance to own a piece of this charming Darlington neighbourhood.

In brief the accommodation comprises of hall, lounge, dining room, dining kitchen, three bedrooms and bathroom to the first floor, fourth bedroom situated to the 2nd floor. Forecourt to front and enclosed courtyard.

## Entrance

With stairs to the first floor.

## Lounge

13'1"/16'4" x 12'9" (4/5 x 3.9)

Situated to the front with bay window.

## Dining Room

11'1" x 14'1" (3.4 x 4.3)

Situated to the rear with window to rear elevation.

## Dining Kitchen

16'8" x 9'10" (5.1 x 3.0)

Situated to the rear with a range of wall and floor units, cooker connection points, window to side elevation and rear back door.

## First Floor Landing

With access to all rooms and stairs to 2nd floor.

## Bedroom One

13'5" x 14'5" (4.1 x 4.4)

Situated to the front being a good double room with window to front elevation.

## Bedroom Two

11'1" x 11'1" (3.4 x 3.4)

Double room situated to the rear with window.

## Bedroom Three

7'6" x 9'10" (2.3 x 3.0)

Situated to the rear with window.

## Bathroom

5'6" x 8'6" (1.7 x 2.6)

With a suite comprising panelled bath, pedestal wash hand basin and low level W,C.

## Second Floor

## Bedroom Four

16'0" x 18'0" (4.9 x 5.5)

Situated within the roof space with window.

## Externally

## Council Tax

Band B

## Tenure

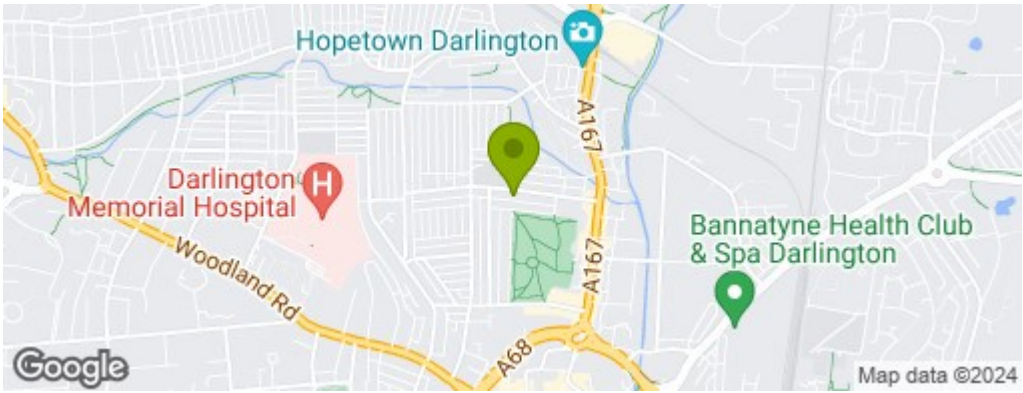
Freehold

## Note



CORPORATION ROAD, DARLINGTON. DL3 6AJ.

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.  
Made with Metropix ©2024



## Property Information

**01325 363858**

45 Duke Street, Darlington, County Durham, DL3 7SD  
[sales@venturepropertiesuk.com](mailto:sales@venturepropertiesuk.com)