



**Belvedere Road**

Darlington DL1 5EP

**Asking Price £77,500**







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# Belvedere Road

Darlington DL1 5EP



- Three Bedrooms
- EPC Rating D

- Utility Room
- Council Tax Band A

- South Park Location

We offered to the market this three bedroom traditional townhouse located in the South Park area of Darlington.

The property briefly comprises entrance hallway, lounge, dining room, kitchen, three bedrooms to the first floor and a family bathroom. There is a forecourt to the front with on street parking and an enclosed courtyard to the rear.

In our opinion, this could be a perfect investment and viewing is recommended.

## Entrance Porch

Upvc double glazed door to front, fitted with Encaustic tiled floor and meter cupboard.

## Hall

Fitted with Encaustic tiled flooring, stairs to first floor and radiator.

## Lounge

14' 09 x 11' 03 (4.27m 2.74m x 3.35m 0.91m)  
Upvc double glazed bay window to front, coving fitted to ceiling and deep skirting boards with laminate flooring. Cast iron back fireplace with marble hearth and radiator.

## Kitchen

9' 05 x 6' 05 (2.74m 1.52m x 1.83m 1.52m)  
Fitted with medium beech wall, base and drawer units and stainless steel sink unit and mixer tap. Fitted with tiled flooring, and upvc door to side and under stairs storage. There is also space for gas cooker and fridge freezer.

## Utility room

Upvc double glazed window to side, space for washing machine and concealed boiler.

## Dining Room

11' 03 x 13' 00 (3.35m 0.91m x 3.96m 0.00m)  
Upvc double glazed window to rear, fitted with vinyl flooring and coving to ceiling.

## Bedroom One

13' 00 x 11' 03 (3.96m 0.00m x 3.35m 0.91m)  
Upvc double glazed window to rear and radiator.

## Bedroom Two

11' 03 x 13' 05 (3.35m 0.91m x 3.96m 1.52m)  
Upvc double glazed window to front and radiator.

## Bedroom Three

9' 09 x 6' 06 (2.74m 2.74m x 1.83m 1.83m)  
Upvc double glazed window to front, fitted with laminate flooring and radiator.

## Bathroom

Upvc double glazed window to rear, fitted with P shaped bath and shower. Part tiled walls, low level w/c, wash hand basin and upvc window to side.

## Externally

## Council Tax

Band A

## Tenure

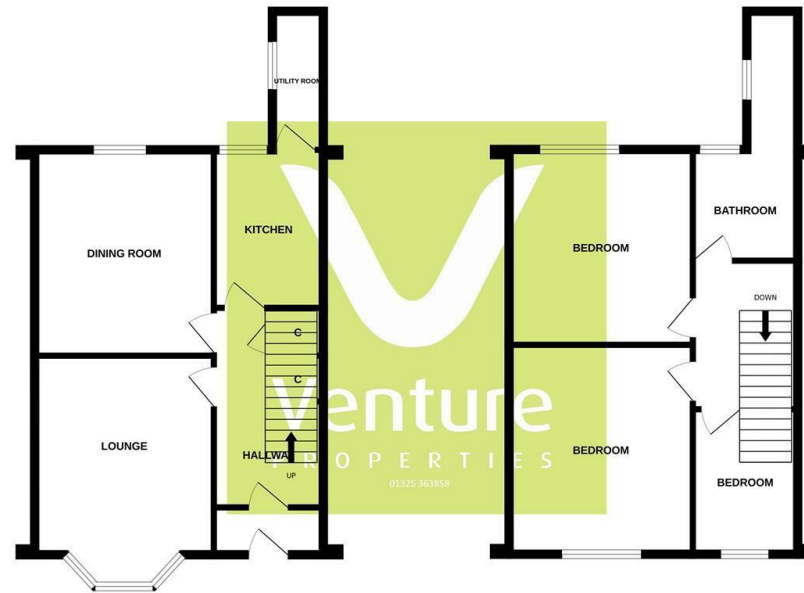
The property is Freehold.

## 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

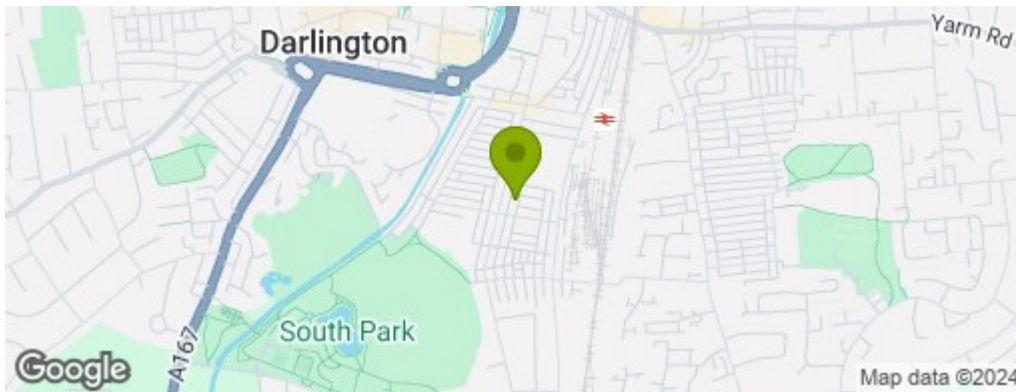
GROUND FLOOR  
507 sq.ft. (47.1 sq.m.) approx.

1ST FLOOR  
496 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA: 1002 sq.ft. (93.1 sq.m.) approx.

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