



Pendleton Road

Darlington DL1 2YS

Offers In The Region Of £185,000





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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- 3 Bedroom Semi-Detached Property
- Gardens to Front and Rear

- Harrowgate Hill Location
- Ideal Family Home

- Off-Street Parking & Garage
- Epc Rating C

Rarely available, an immaculately presented, three bedroom, semi-detached property situated in the Harrowgate Hill area of Darlington. The property comes to the market with modern decoration throughout. There are three bedrooms, family bathroom, living area and kitchen/diner.

Externally, the property benefits from having a garage to the rear with converted office space to the back, as well as off-street parking for up to two vehicles.

Council Tax Band B.

Entrance Hall

With double glazed front door and staircase to first floor.

Lounge

14'3" x 11'1" (4.361 x 3.392)

Upvc double glazed window to front, coving to ceiling, radiator and laminate flooring.

Kitchen/Diner

14'2" x 10'9" (4.323 x 3.286)

Upvc double glazed window and French doors to rear, under stairs storage cupboard, radiator, spotlights to ceiling and laminate flooring.

First Floor Landing

Bedroom One

14'2" x 8'4" (4.334 x 2.560)

Two Upvc double glazed window to front and radiator.

Bedroom Two

10'2" x 7'0" (3.103 x 2.137)

Upvc double glazed window to rear and radiator.

Bedroom Three

7'0" x 7'0" (2.154 x 2.152)

Upvc double glazed window to rear and radiator.

Bathroom

8'9" x 6'1" (2.677 x 1.876)

Upvc double glazed window to rear, fitted with panelled bath, w.c, wash hand basin and part tiled walls.

Externally

The property has gardens to both the front and rear. The rear garden being mainly laid to lawn with patio area and well established borders and shrubs.

To the front is off street parking with access to single garage with up and over door.

Council Tax

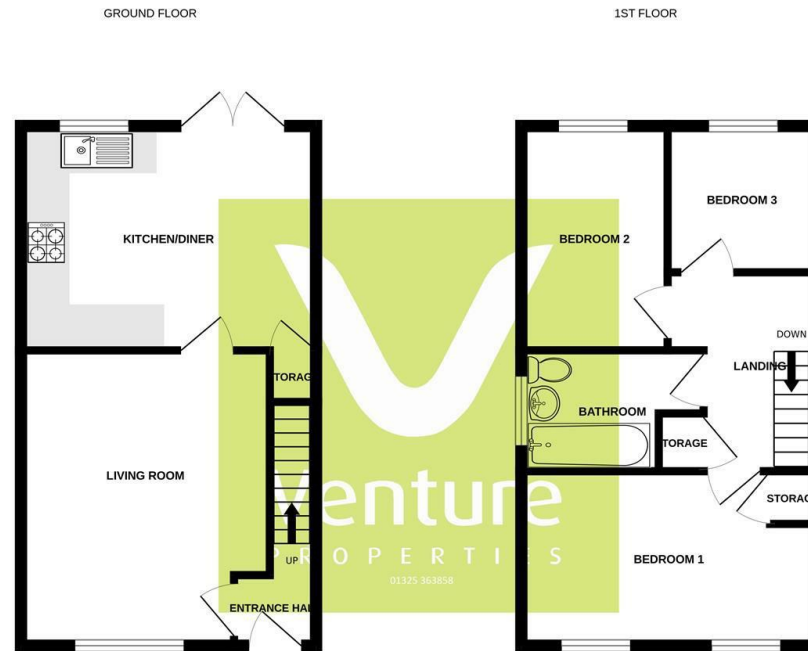
Band B

Tenure

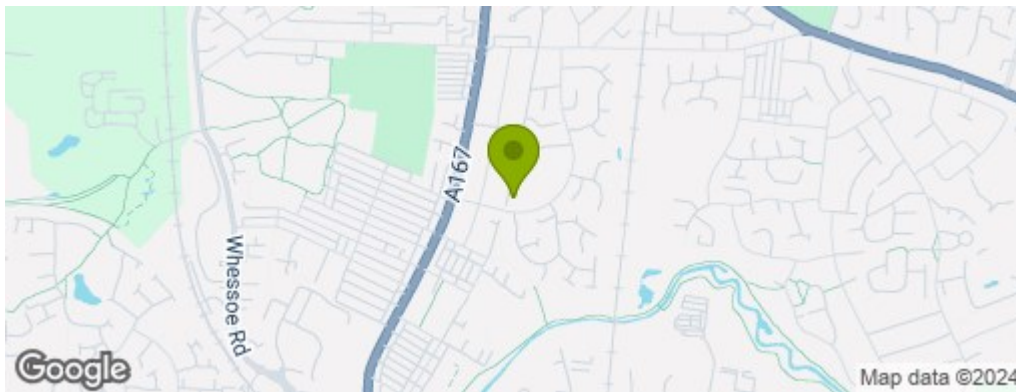
Freehold

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



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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