



Oakland Gardens

Darlington DL1 3EE

Offers Over £60,000





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.

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- Two Bedroom Property
- Good Investment Potential
- EPC Rating D

- Harrowgate Hill Location
- Gardens & Parking to Rear

- No Onward Chain
- Council Tax Band A

24 Oakland Gardens.

We are acting in the sale of the above property and have received an offer of £50,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

Welcome to this mature terraced house in the sought-after area of Oakland Gardens, Darlington. This property boasts two reception rooms, fitted kitchen and a utility room. To the first floor there are two double bedrooms and a family bathroom.

Situated in the desirable Harrowgate Hill location, this home offers convenient access to a variety of amenities, making everyday living a breeze. With parking available for one vehicle, you'll never have to worry about finding a spot after a long day.

The front garden and rear yard provide outdoor space and the potential for this property is immense, whether you're looking for a good investment opportunity or searching for your first home.

With no onward chain, the process of making this house your own is made even smoother. Don't miss out on the chance to view this property and envision the possibilities it holds.

Entrance Hall

Upvc door to front, radiator and laminate flooring.

Lounge

14'03 x 10'11 (4.34m x 3.33m)
Upvc double glazed bay window to front, fireplace and radiator.

Dining Room

14'02 x 12'04 (4.32m x 3.76m)
Upvc double glazed window to rear, fireplace with inset fire, under stairs recess and double storage cupboards, radiator and laminate flooring.

Kitchen

10'05 x 9'00 (3.18m x 2.74m)
Upvc double glazed window to side, fitted with grey and cream wall, base and drawer units and stainless steel sink with mixer tap. There is space for a cooker and washing machine, vinyl flooring.

Lobby

Door to side

Utility

Upvc double glazed window to side and vinyl flooring.

Bedroom One

14'05 x 11'11 (4.39m x 3.63m)
two upvc double glazed windows to front and radiator.

Bedroom Two

14'05 x 7'05 (4.39m x 2.26m)
Upvc double glazed window to rear and radiator.

Bathroom

Fitted with panelled bath with mixer, low level w.c and wash hand basin.

Externally

To the rear is an enclosed yard and access to garage via up and over door.

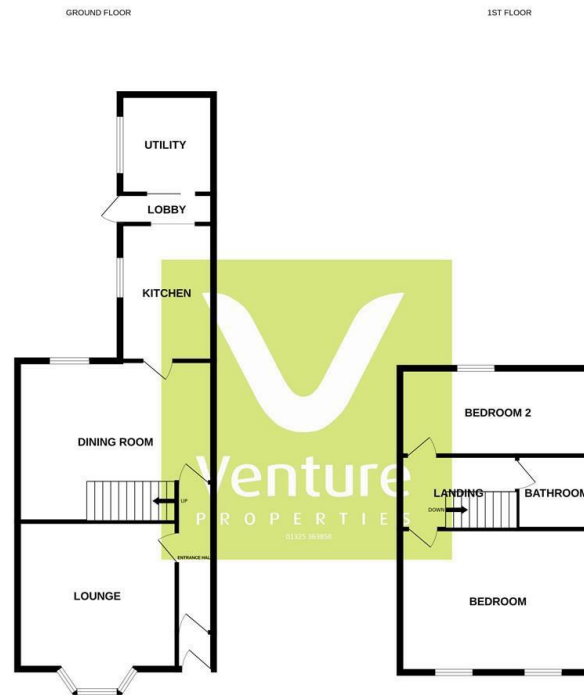
Council Tax

Band

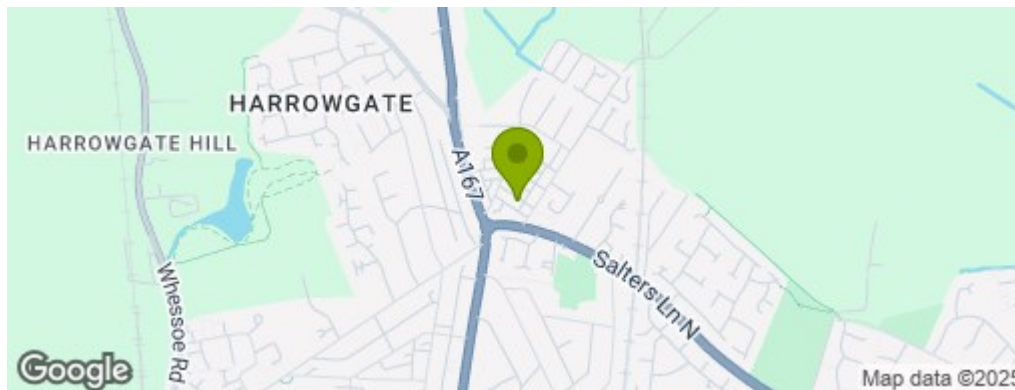
Tenure

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 herein, 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 guidance purposes only and should be used as such by any prospective purchaser. The services, options and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with floorplan 12025



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