



Neasham Road

Darlington DL1 4DJ

Offers Over £190,000





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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Neasham Road

Darlington DL1 4DJ



- Three Bedroom Semi-Detached
- Ideal Family Home

- Eastbourne Location close to Amenities
- Generous Rear Garden

- Large Integral Garage
- EPC Rating E

This well presented, three bedroom semi detached property is located within this sought after Eastbourne area of Darlington. The property benefits from gas central heating, upvc double glazing and is tastefully decorated throughout. The property also benefits from a conservatory, well maintained gardens and off street parking and lies within easy reach of many amenities including retail parks, Darlington Main Line Railway Station and popular schools.

Viewing is recommended.

Entrance Hall

Upvc door to front, staircase to first floor landing and radiator.

Lounge

13'11 x 10'11 (4.24m x 3.33m)

Upvc double glazed bow window to front, feature brick fireplace with multi fuel burner and radiator.

Dining Room

20'6 x 11'1 (6.25m x 3.38m)

Sliding doors to rear and radiator.

Kitchen

9'10 x 9'5 (3.00m x 2.87m)

Upvc double glazed window to rear, fitted with wall, base and drawer units and sink. There is an integrated fridge freezer and space for a cooker and washing machine. Upvc door to side.

Conservatory

12'5 x 10'6 (3.78m x 3.20m)

With half wall and upvc double glazing, french doors to rear and access to garage.

First Floor Landing

Upvc double glazed window to side, storage cupboard and access to fully boarded loft with lighting.

Bedroom One

10'11 x 9'1 (3.33m x 2.77m)

Upvc double glazed window to front, fitted wardrobes and radiator.

Bedroom Two

11'3 x 9'1 (3.43m x 2.77m)

Upvc double glazed window to rear, fitted wardrobes and radiator.

Bedroom Three

8'11 x 7'1 (2.72m x 2.16m)

Upvc double glazed window to rear, fitted wardrobes and radiator.

Shower Room

Two upvc double glazed obscure windows to rear, fitted with double shower cubicle, w.c, wash hand basin and heated towel rail. Spotlights to ceiling.

Externally

To the front there is a generous driveway giving access to the garage. Gated side access to the rear garden and a garden area which is mainly laid to lawn with established greenery.

To the rear there is a spacious garden which is mainly laid to lawn, with established borders and a shed.

Property Information

Local Authority

Darlington

Council Tax

Band:

B

Annual Price:

£1,757

Conservation Area

No

Flood Risk

No Risk

Floor Area

1,130 ft 2 / 105 m 2

Plot size

0.13 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

3 Mbps

Superfast

80 Mbps

Ultrafast

9000 Mbps

Satellite / Fibre TV Availability

BT

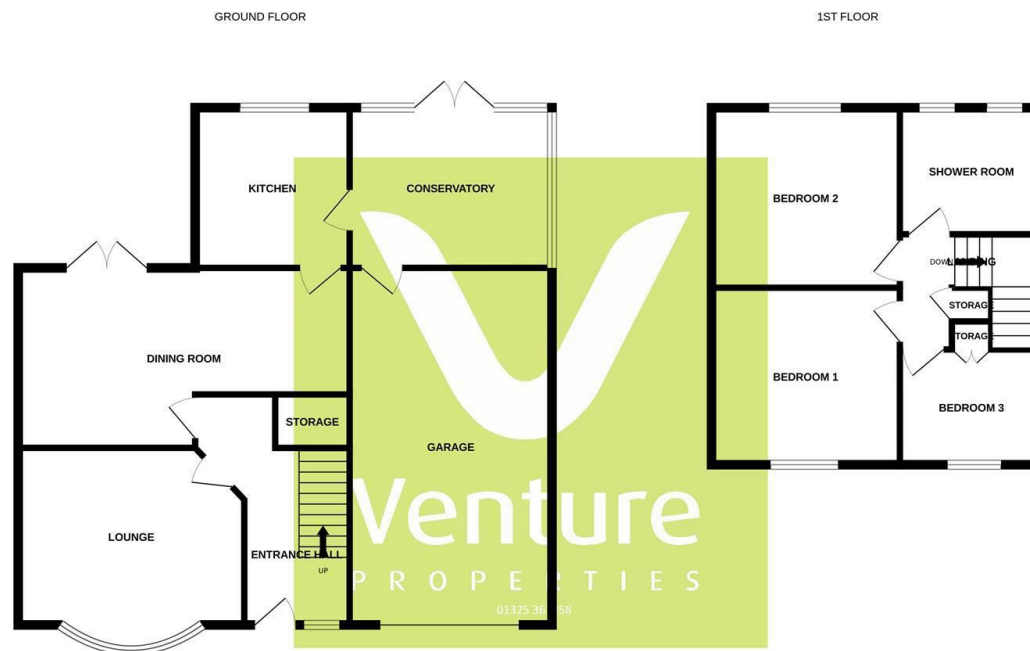
Sky

Tenure

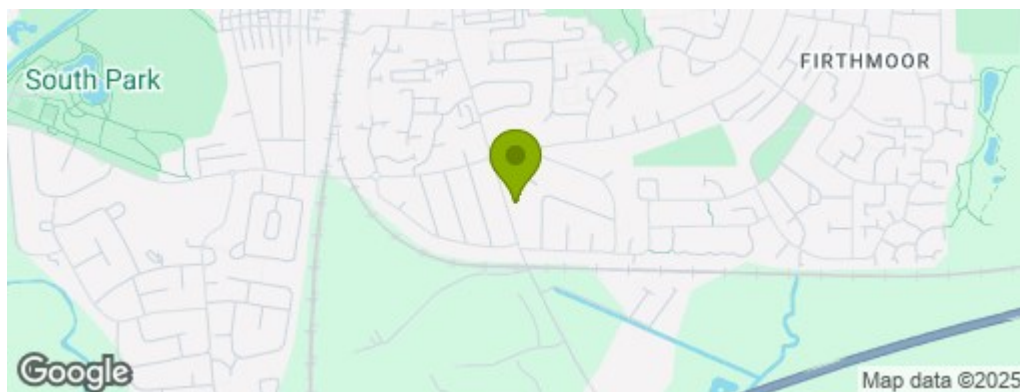
Freehold

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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