



Gooseberry Grove

Darlington DL1 3FN

Offers In The Region Of £225,000





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.



Gooseberry Grove

Darlington DL1 3FN



- Three Bedroom Detached Property
- Constructed by Taylor Wimpey with remaining NHBC Warranty
- Utility Room

- Prime Corner Position
- Epc Rating B
- En-Suite To The Main Bedroom Suite

- Garage, Gardens and Off Street Parking
- Council Tax Band D

BUILDERS PART EXCHANGE - PRICED TO SELL

Situated on a prime corner position and constructed by the reputable Persimmon, this home exudes quality and style. The remaining NHBC Warranty provides peace of mind, ensuring that this property is not only beautiful but also built to last.

Located in the sought-after Harrowgate Hill area, this property is ideal for those seeking convenience with major road links in and around Darlington easily accessible.

The property is immaculately presented and in ready to move into condition having been neutrally and tastefully decorated throughout. The open plan kitchen/diner with a utility room is perfect for hosting gatherings with doors leading into the well presented rear garden with patio area, garage, and off-street parking add to the allure of this residence, providing both indoor and outdoor spaces to enjoy.

Entrance Hall

Composite door to side, stairs to first floor landing, storage, laminate flooring and radiator.

Lounge

12'01 x 12'10 (3.68m x 3.91m)

Upvc double glazed window to front and radiator.

Kitchen/Diner

18'00 x 9'3 (5.49m x 2.82m)

Upvc double glazed window and double doors to rear, fitted with a stylish range of white wall, base and drawer units, four ring gas hob and oven with extractor over. One and a half bowl stainless steel sink with mixer tap, integrated fridge freezer and dishwasher, concealed boiler and laminate flooring.

Utility Room

Upvc double glazed window to side, there are fitted units, space for a washing machine, laminate flooring and radiator.

Ground Floor Cloaks

Fitted with low level w.c, wash hand basin, laminate flooring and radiator.

First Floor Landing

Two storage cupboards with shelving.

Bedroom One

12'10 x 10'07 (3.91m x 3.23m)

Upvc double glazed window to front and radiator.

En-Suite

With fitted shower cubicle, low level w.c, wash hand basin, heated towel rail and vinyl flooring.

Bedroom Two

8'06 x 9'06 (2.59m x 2.90m)

Upvc double glazed window to side and radiator.

Bedroom Three

9'03 x 9'06 (2.82m x 2.90m)

Upvc double glazed window to rear and radiator.

Bathroom

Upvc double glazed obscure window to side, fitted with panelled bath, mixer and spray, low level w.c, wash hand basin, heated towel rail and vinyl flooring.

Externally

To the rear there is an enclosed garden which has been designed for easy maintenance, laid mainly to lawn, patio and decking areas with pebbled borders and side access to the garage and parking space.

To the front there is further on street parking.

Council Tax

Band D

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

Property Information

Local Authority

Darlington

Council Tax

Not Found

Conservation Area

No

Flood Risk

No Risk

Floor Area

947 ft 2 / 88 m 2

Plot size

0.06 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

28 Mbps

Ultrafast

900 Mbps

Satellite / Fibre TV Availability

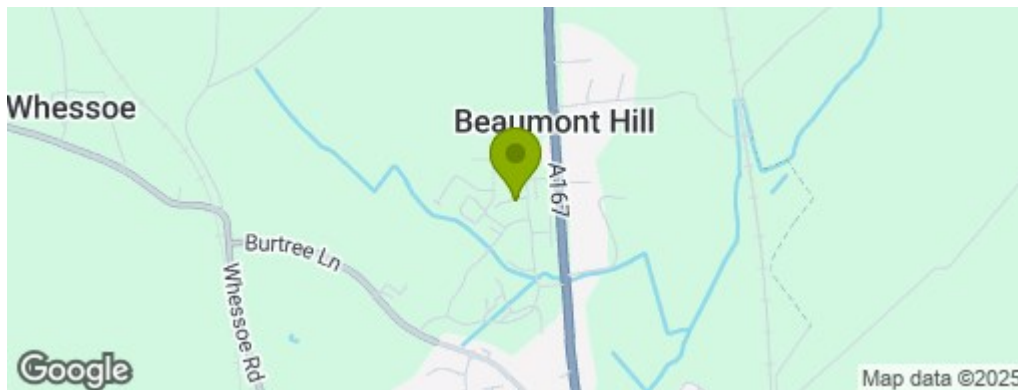
BT

Sky

www.venturepropertiesuk.com



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 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 Metreplan ©2024



Property Information

01325 363858

45 Duke Street, Darlington, County Durham, DL3 7SD
sales@venturepropertiesuk.com