



**Cornwall Avenue**

Darlington DL1 2LJ

**£175,000**







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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# Cornwall Avenue

Darlington DL1 2LJ



- Three Bedroom Semi-Detached property
- Gardens Front & Rear With Garage

- Popular Houghton Location
- EPC Rating D

- En-Suite Shower Room
- Council Tax B

This well presented three bedroom extended semi detached property comes to the market and is located in the Houghton area of Darlington within easy access to retail parks, supermarkets and Amazon Warehouse, EE and Cummings. The property in our opinion would suit a variety of purchasers.

In brief the property comprises; Entrance Hallway, Lounge, Dining Room, Kitchen, Two Double Bedrooms to the first floor, Family Bathroom, Office/Study, Bedroom to the second floor with En-Suite. Gardens to the front and rear.

Viewing is recommended.

## Entrance Hall

Upvc door to front and window to side, staircase to first floor and radiator.

## Lounge

13'4 x 11'5 (4.06m x 3.48m)

Upvc double glazed bay window to front and radiator.

## Dining room

12'7 x 11'5 (3.84m x 3.48m)

Sliding patio doors to rear and radiator.

## Kitchen

15'4 x 6'8 (4.67m x 2.03m)

Upvc double glazed windows to side and rear, fitted with wall, base and drawer units and stainless steel sink with mixer tap. Five ring gas hob and oven with extractor over, space for a washing machine, radiator and Upvc door to side.

## First Floor Landing

Upvc double glazed window to side and radiator.

## Bedroom One

13'4 x 9'6 (4.06m x 2.90m)

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

## Bedroom Two

12'7 x 9'6 (3.84m x 2.90m)

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

## Bathroom

Two Upvc double glazed obscure windows to side, fitted with corner bath, shower cubicle, w.c, wash hand basin and radiator.

## Office/Study

9'3 x 6'9 (2.82m x 2.06m)

Upvc double glazed window to front, staircase to second floor and radiator.

## Bedroom Three

17'6 x 12'2 (5.33m x 3.71m)

Two Upvc double glazed windows to side, two Velux roof windows to rear and radiator.

## En-Suite

Velux window to front, shower cubicle, w.c, wash hand basin and heated towel rail.

## Externally

To the front is gates and off street parking.

To the rear the garden is mainly laid to lawn with patio area and garage.

## 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

## Property Information

Local Authority

Darlington

Council Tax

Band:

B

Annual Price:

£1,757

Conservation Area

No

Flood Risk

No Risk

Floor Area

1,377 ft 2 / 128 m 2

Plot size

0.04 acres

Mobile coverage

EE

Vodafone

Three

Q2

Broadband

Basic

4 Mbps

Superfast

50 Mbps

Ultrafast

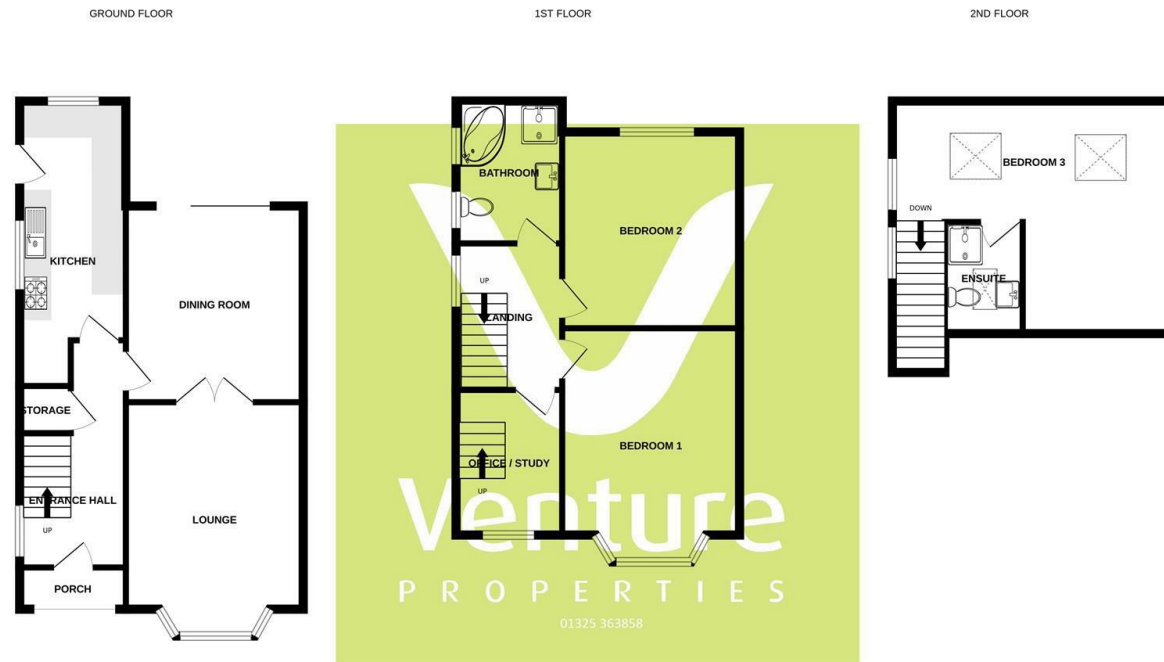
9000 Mbps

Satellite / Fibre TV Availability

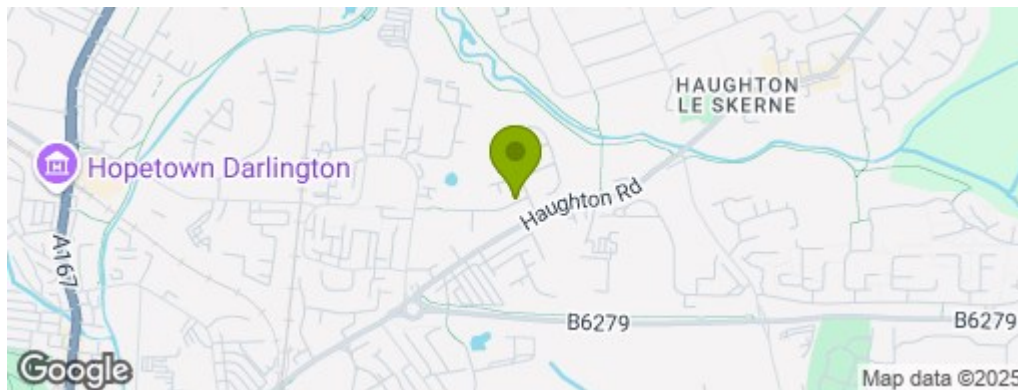
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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

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