



Pounteys Close

Darlington DL2 1LF

£140,000





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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



Pounteys Close

Darlington DL2 1LF



- Mid Terrace
- Front & Rear Gardens

- Three Bedrooms
- Council Tax Band A

- Newly Fitted Shower Room
- EPC Rating C

This three bedroom terraced property is located within a quiet residential development on the outskirts of Middleton St George allowing easy access to both Teesside and Darlington.

The property benefits from gas central heating, upvc double glazing, newly fitted shower room and a modern fitted kitchen. There are gardens to the front and rear and communal residential parking. Viewing is recommended.

Entrance Hall

Upvc door to the front and staircase to the first floor.

Lounge

13'9 x 13'8 (4.19m x 4.17m)

Upvc double glazed bay window to the front, radiator and electric fire.

Kitchen/Dining Room

16'8 x 9'5 (5.08m x 2.87m)

With upvc double glazed window and door to the rear. Fitted with a range of, wall, base and drawer units, contrasting work surfaces, stainless steel sink unit, space for washing machine, space for fridge/freezer, space for tumble dryer, under stairs storage cupboard, vinyl flooring, radiator. Space for table and chairs.

First Floor

Landing. With loft access.

Bedroom One

14'8 x 8'2 (4.47m x 2.49m)

Upvc double glazed window to the rear, storage cupboard and radiator.

Bedroom Two

11'2 x 10'10 (3.40m x 3.30m)

Upvc double glazed window to the front and radiator.

Bedroom Three

9'8 x 8'2 (2.95m x 2.49m)

Upvc double glazed window to the front, storage cupboard and radiator.

Shower Room

Fitted with a white suite comprising shower cubicle, low level wc, wash hand basin, towel radiator and obscure window to the rear.

Externally

There is an open plan lawned garden to the front and communal residential parking. The rear garden is laid to lawn with patio area, garden shed and borders with views over farm land.

Council Tax

Band A

Tenure

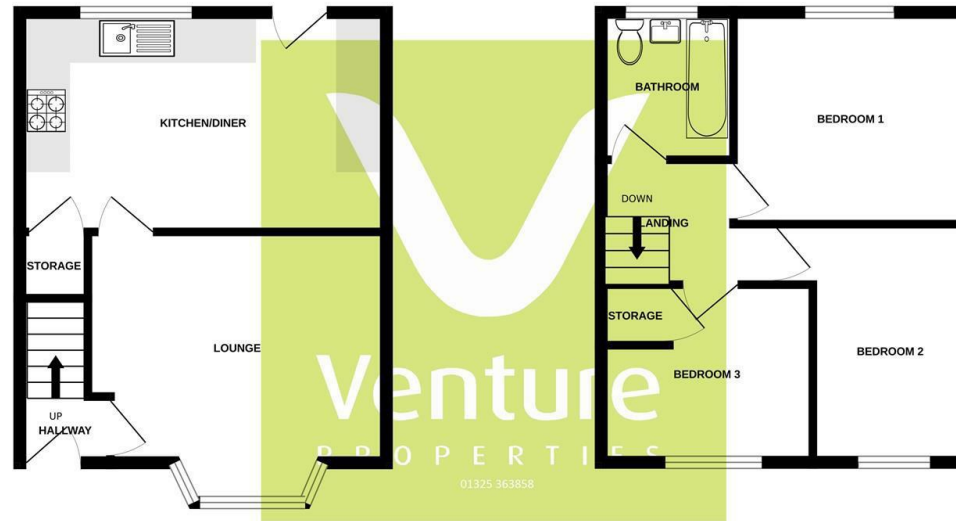
This property is freehold

Note

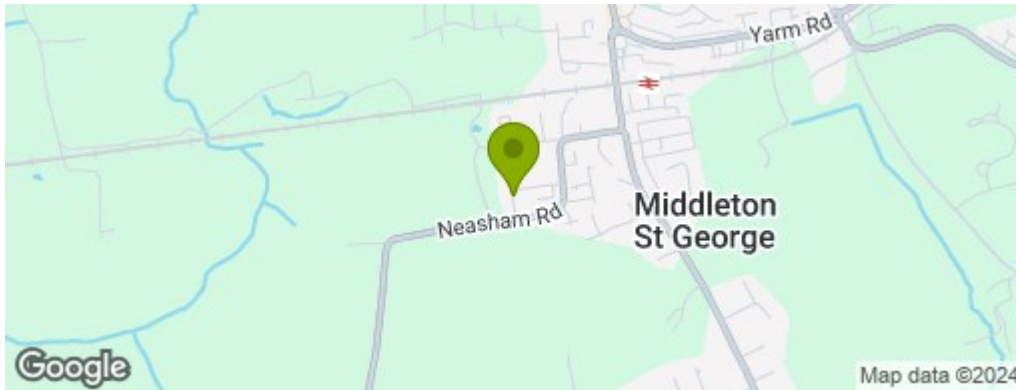
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification 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

GROUND FLOOR

1ST FLOOR



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 operation or efficiency can be given.
Made with Metropix ©2023



Property Information

01325 363858

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