



Westgarth Terrace

Darlington DL1 2LA

Offers Over £115,000





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 Semi-Detached Property
 - No Onward Chain
 - Must Be Seen
- Haughton Location
 - Council Tax Band A
 - Close To Amenities
- Newly Refurbished
 - Epc Rating D

Situated in the popular Haughton area of Darlington, this mature semi-detached house on Westgarth Terrace presents an excellent opportunity for both first-time buyers and those seeking a comfortable family home.

Upon entering, you will find two inviting reception rooms that offer ample space for relaxation and entertaining. The property boasts two well-proportioned bedrooms, together with a useable loft space making it ideal for small families or couples. The home also benefits from a refitted kitchen, which combines modern convenience with a warm, welcoming atmosphere. The recent redecoration and newly fitted carpets and flooring throughout the property enhance its appeal, ensuring a fresh and contemporary feel.

One of the standout features of this home is the large 20ft attached garage, providing valuable storage space or the potential for a workshop.

Entrance Hall
uPVC front door, double glazed window, single radiator, under stairs storage and stairs leading to the first floor.

Living Room
14'2" x 11'10" (4.331 x 3.632)
Double glazed bay window and double radiator.

Dining Room
11'10" x 11'9" (3.613 x 3.586)
Two double glazed windows to the side and double radiator.

Kitchen
15'9" x 7'11" (4.814 x 2.434)
Newly fitted kitchen comprising floor, wall and drawer units, contrasting work surfaces, sink and mixer tap, single glazed window, single radiator, storage cupboard with double glazed window, and door leading into the garage.

First Floor
Landing leading to.

Bedroom One
18'9" x 11'10" (5.730 x 3.618)
Double bedroom situated to the front of the property with double glazed window, double radiator and stairs leading to the attic.

Bedroom Two
12'0" x 8'9" (3.661 x 2.679)
Double bedroom situated to the rear with double glazed window to the side and single radiator.

Bathroom
15'6" x 7'10" (4.732 x 2.398)
Upvc double glazed obscure window to side, split level room with sunken bath fitted into the upper level floor. To the lower level there is a cubicle shower, low level w.c, wash hand basin in vanity and heated towel rail. Panelled walls and vinyl flooring.

Attic Room
13'6" x 11'2" (4.137 x 3.421)
With stairs, loft hatch, electric points and storage.

Garage
20'2" x 12'8" (6.150 x 3.864)
With double doors to the front, and access from kitchen and yard.

Externally
Enclosed forecourt to the front of the property with gated access to side yard.

Property Information
Local Authority
Darlington
Council Tax
Band:
A
Annual Price:
£1,506
Conservation Area
No
Flood Risk
No Risk
Floor Area
1,011 ft 2 / 94 m 2
Plot size
0.03 acres
Mobile coverage

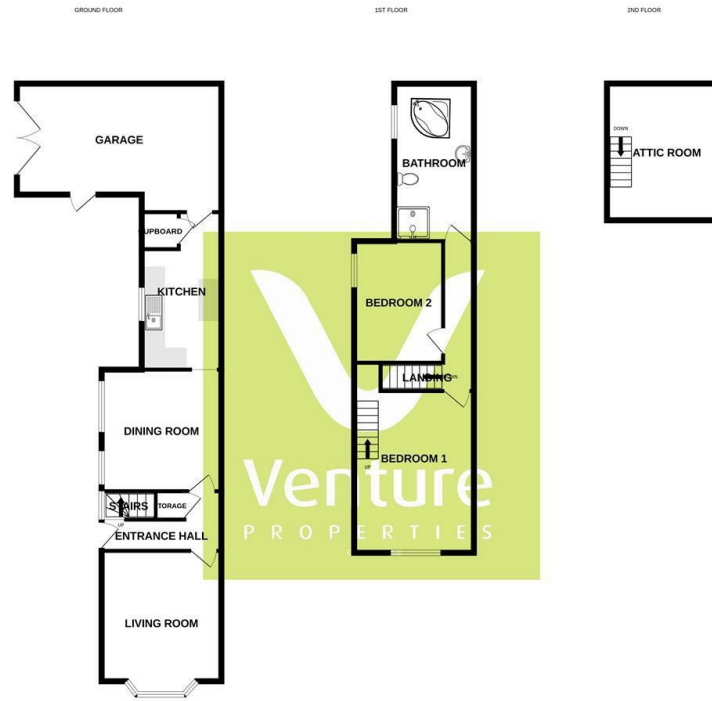
EE
Vodafone
Three
O2
Broadband

Basic
13 Mbps
Superfast
80 Mbps
Ultrafast
9000 Mbps
Satellite / Fibre TV Availability

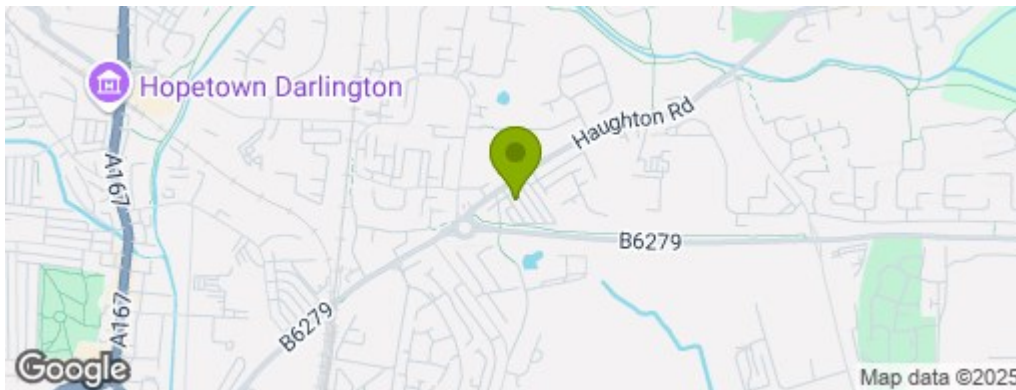
BT
Sky

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 parts are approximate and no responsibility is taken for any error, omission or misstatement. 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 quantity or efficiency can be given.
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Property Information

01325 363858

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