Hollyhurst Road

Darlington DL3 6HU

£145,000

Venture
PROPERTIES

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
- Close To Amenities
- Two Reception Rooms
- Council Tax Band B
- Gardens Front & Rear
- EPC Rating D

This immaculately presented two bedroom semi detached property comes to the market and would suit a variety of purchasers. The property also benefits from a fitted kitchen and bathroom. In our opinion the property is worth an internal inspection to appreciate the unique charm of the home. The property is located in the town centre/pierremont area of Darlington within easy reach of the memorial hospital, schools, shops and other amenities.

Viewing is recommended.

Entrance Hall
Upvc door to side, staircase to first floor and radiator.

Lounge
13'8 x 10'10 (4.17m x 3.30m)
Upvc double glazed bow window to front and radiator.

Dining Room
13'11 x 10'10 (4.24m x 3.30m)
Upvc double glazed windows to side and rear, under stairs storage cupboard and radiator.

Kitchen
8 x 7'6 (2.44m x 2.29m)
Upvc double glazed window to side, fitted with wall base and drawer units, stainless steel sink with mixer tap. There is space for a cooker and washing machine. Door to side.

First Floor Landing

Bedroom One
13'8 x 10'11 (4.17m x 3.33m)
Upvc double glazed bow window to front and radiator.

Bedroom Two
14'2 x 8'7 (4.32m x 2.62m)
Upvc double glazed window to rear, fitted wardrobes and radiator.

Bathroom
Upvc double glazed obscure window to rear, fitted panelled bath with shower over, w.c, wash hand basin and radiator.

Externally
To the front there is a garden laid to patio and hedging.
To the rear is mainly laid to lawn with patio area and shed.

Property Information
Local Authority
Darlington
Council Tax
Band:
B
Annual Price:
£1,757
Conservation Area
No
Flood Risk
No Risk
Floor Area
796 ft 2 / 74 m 2
Plot size
0.03 acres
Mobile coverage

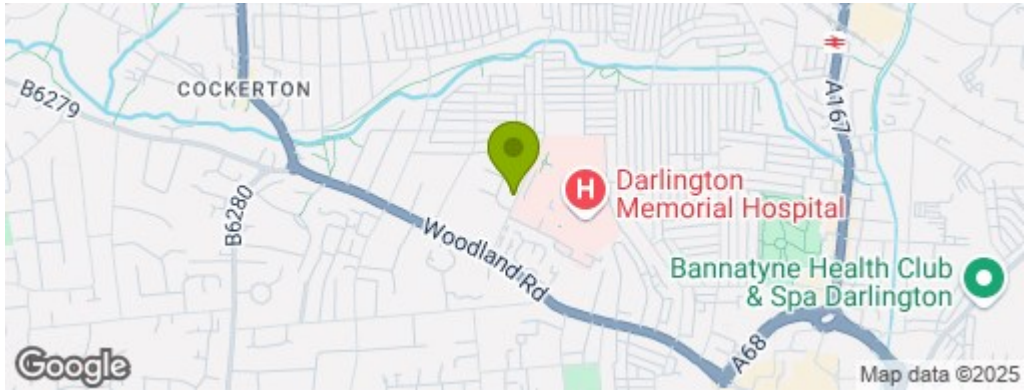
EE
Vodafone
Three
O2
Broadband

Basic
15 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



Property Information

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