



Scholars Park

Darlington DL3 7FF

£260,000





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 firm's 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.



Scholars Park

Darlington DL3 7FF



- Three Bedroom property
 - Close To All Travel Links
- Darlington Town Centre Location
 - Council Tax Band D
- Off Street Parking
 - Epc Rating C

Welcome to this stunning three-bedroom townhouse located in the highly sought-after area of Scholars Park, Darlington. This charming town house offers a perfect blend of modern living and comfort, making it an ideal choice for families or professionals alike.

As you step inside, you will be greeted by a spacious reception room that provides a warm and inviting atmosphere, perfect for entertaining guests or enjoying quiet evenings at home. The well-designed layout ensures that every inch of space is utilised effectively, creating a harmonious flow throughout the property.

The main bedroom is a true highlight, featuring a dressing area that adds a touch of luxury to your daily routine. Additionally, it boasts an en-suite bathroom, providing both privacy and convenience. The two further bedrooms are generously sized, offering ample space for family members or guests.

With two bathrooms in total, morning routines will be a breeze, ensuring that everyone has their own space when needed. The property is situated close to the town centre, providing easy access to a variety of shops, restaurants, and local amenities, making it a perfect location for those who enjoy the vibrancy of town life.

This townhouse must be seen internally to fully appreciate its charm and potential. Whether you are looking to make it your family home or a stylish investment, this property in Scholars Park is not to be missed. Arrange a viewing today and discover the wonderful lifestyle that awaits you in this delightful home.

Entrance Hallway

The property is entered through a composite door leading in to a most welcoming entrance hallway. The hallway is tastefully decorated in neutral tones, is warmed by a wall radiator and benefits from engineered wood flooring.

Cloakroom

The cloakroom is warmed by a towel radiator, has a tiled floor, a double glazed window and is fitted with a stunning suite comprising of a wash hand basin inset in to a vanity unit and low level WC.

Open Plan Living / Dining Room / Kitchen

297' x 126' (9.04m x 3.82m)
The spacious and beautifully presented living room is tastefully decorated in neutral tones. Warmed by a central heating radiator and benefiting from engineered wood flooring, built in speakers, built in cable for TV, wooden venetian blinds, UPVC double glazed French doors, a UPVC double glazed window and storage cupboard with automatic light. The modern and most contemporary Wren kitchen is fitted with a comprehensive range of wall, floor and drawer units with contrasting worktops incorporating a composite sink and drainer. The kitchen is warmed by a central heating radiator and benefits from engineered wood flooring, an integrated electric oven and microwave with an induction hob and overhead extractor hood, a Neff dishwasher, a Zanussi fridge / freezer, a warming oven and a UPVC double glazed window overlooking the front of the property. There is ample room for a dining table.

First Floor Landing

A staircase leads to the first floor landing. The landing is warmed by a central heating radiator and is tastefully decorated in neutral tones.

Bedroom One

111" max x 104" (3.39m max x 3.17m)
A double bedroom warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a UPVC double glazed window overlooking the rear elevation of the property and built in wardrobes providing useful storage.

Bedroom Two

117" x 127" (3.54 x 3.86)
With a UPVC double glazed window overlooking the front elevation of the property a double bedroom warmed by a central heating radiator and tastefully decorated in neutral tones.

Bathroom

The bathroom has vinyl flooring and is fitted with a modern suite comprising of a panelled bath with over head shower, a wash hand basin, a low level WC, a vanity unit and an extractor hood.

Second Floor Landing

A staircase leads to the second floor where there is a further bedroom and an en suite shower room.

Bedroom Three

161" x 125" (4.92 x 3.80)
A further double bedroom warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a UPVC double glazed window, built in wardrobes providing useful storage and an adjoining en suite shower room.

En-Suite

The en suite shower room is warmed by a towel radiator, has a tiled floor, a Velux window and is fitted with a modern suite comprising of a shower cubicle with shower, a wash hand basin and a low level WC.

Dressing Room

Velux roof window to rear and fitted wardrobes.

Externally

Externally - Externally to the front of the property there is a driveway providing off road car parking and a single garage. To the rear of the property there is a decked garden designed for low maintenance.

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

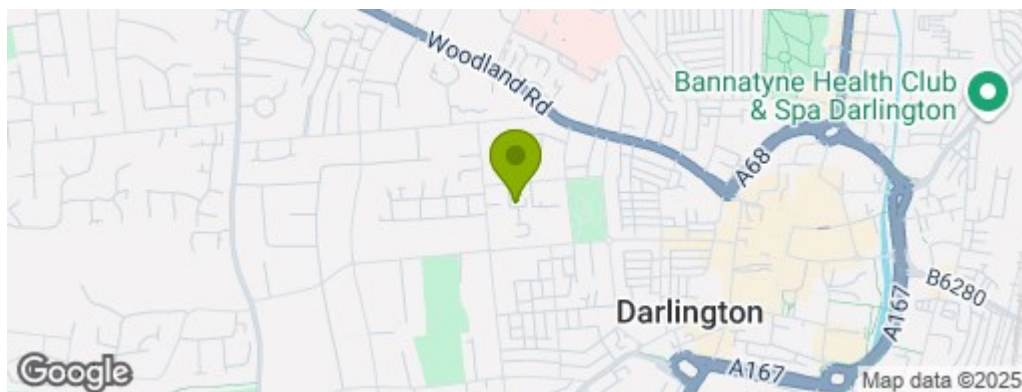
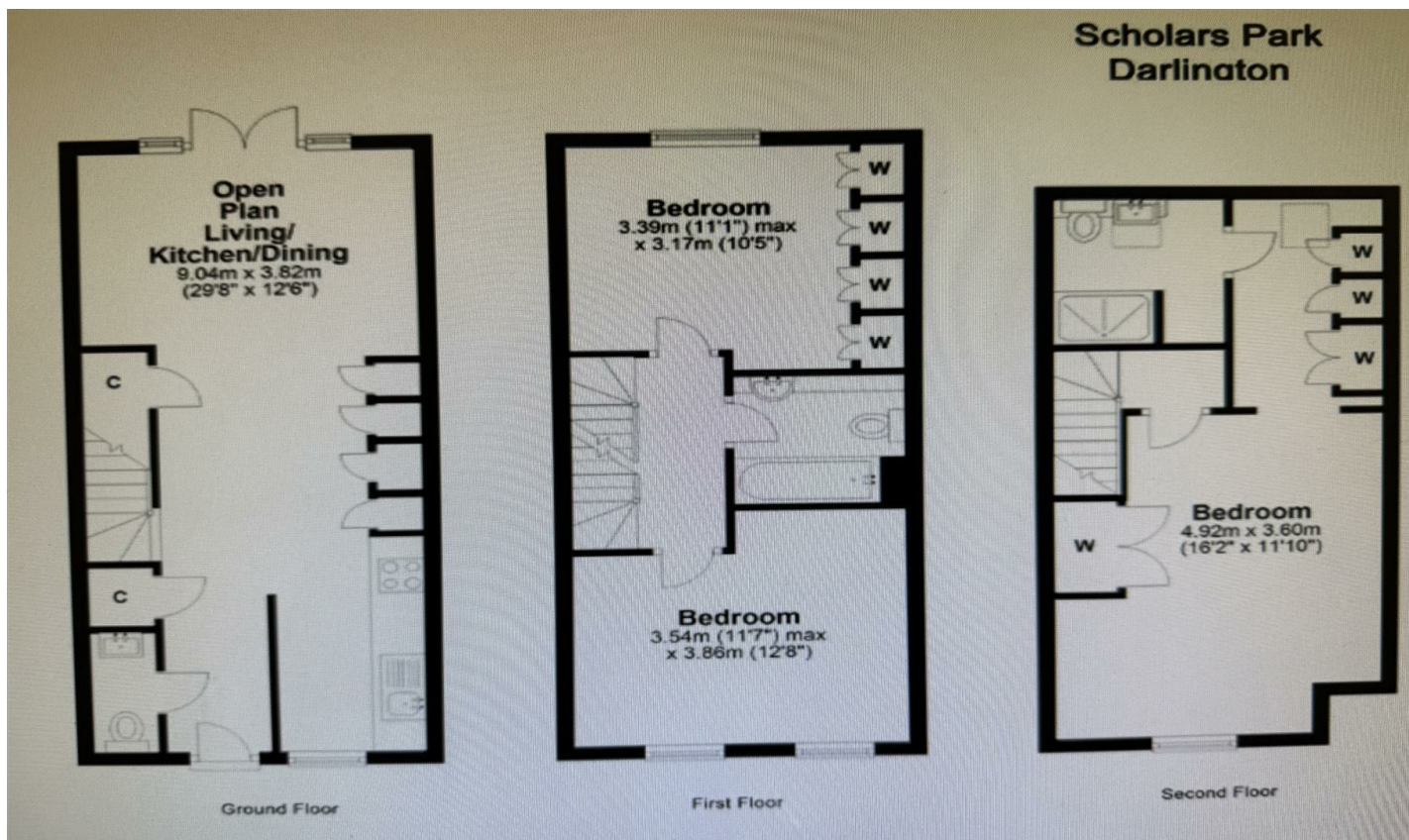
Property Information

Local Authority
Darlington
Council Tax
Band:
D
Annual Price:
£2,259
Conservation Area
West End
Flood Risk
No Risk
Floor Area
1,097 ft 2 / 102 m 2
Plot size
0.03 acres (2 Plots)
Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
17 Mbps
Ultrafast
1000 Mbps
Satellite / Fibre TV Availability

BT
Sky



Property Information

01325 363858

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