



Conyers Avenue

Darlington DL3 9DE

Offers In Excess Of £215,000





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



Conyers Avenue

Darlington DL3 9DE



- Four Bedroom Semi-Detached Property
- Gardens Front And Rear
- Spacious Accommodation

- Off Street Parking
- Council Tax Band C
- No Chain

- Mowden Location close to Schools and Amenities
- Epc Rating B
- Priced To Sell

This is an ideal opportunity to purchase this deceptively spacious four bedroom property situated in the ever sought-after and popular Mowden location close to excellent schooling facilities. The home comes to the market in our opinion with deceptively spacious living accommodation for the ever-growing family and internal viewing is recommended at the earliest opportunity. The property is offered to the market with no chain and has been priced to sell.

Entrance Hall

Composite door to front, staircase to first floor landing and radiator.

Lounge

16'11 x 9'6 (5.16m x 2.90m)

Upvc double glazed window to front, wall mounted gas fire and two radiators.

Kitchen/Diner

16'11 x 9'6 (5.16m x 2.90m)

Upvc double glazed window to rear, fitted with wall, base and drawer units with quartz worktops and splashback, part tiled walls and sink unit with mixer tap. Induction electric hob with extractor over and eye level combi oven. There is an integrated dishwasher and fridge and radiator.

In the Dining area there is a fitted base unit and worktop with display cabinet. There is space for a table and chairs and sliding doors to rear.

Study/Office

12'7 x 7'2 (3.84m x 2.18m)

Upvc double glazed window to front and radiator.

Lobby

There is space for a fridge freezer, under stairs storage cupboard and solar panel board.

Downstairs Cloaks

Upvc double glazed window to side, w.c, wash hand basin and heated towel rail. There is space for a washing machine.

First Floor Landing

There is access to fully boarded loft with light.

Bedroom One

12'7 x 10'0 (3.84m x 3.05m)

Upvc double glazed window to front, built in airing cupboard and radiator.

Bedroom Two

11'6 x 9'2 (3.51m x 2.79m)

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

Bedroom Three

10'7 x 7'9 (3.23m x 2.36m)

Upvc double glazed windows to front and side and radiator.

En-Suite

Upvc double glazed window to rear, fitted with shower cubicle, wash hand basin and radiator.

Bedroom Four

8'5 x 6'9 (2.57m x 2.06m)

Upvc double glazed window to front, fitted built in single bed frame with storage and cupboard.

Bathroom/W.C

Upvc double glazed obscure window to rear, fitted Jacuzzi bath, w.c, wash hand basin and part tiled walls.

Externally

To the front there is a block paved driveway providing off street parking and lawn area.

To the rear is mainly laid to lawn with patio area and timber storage shed.

Council Tax

Band C

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:

C

Annual Price:

£2,008

Conservation Area

No

Flood Risk

No Risk

Floor Area

1,119 ft 2 / 104 m 2

Plot size

0.05 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

4 Mbps

Ultrafast

1000 Mbps

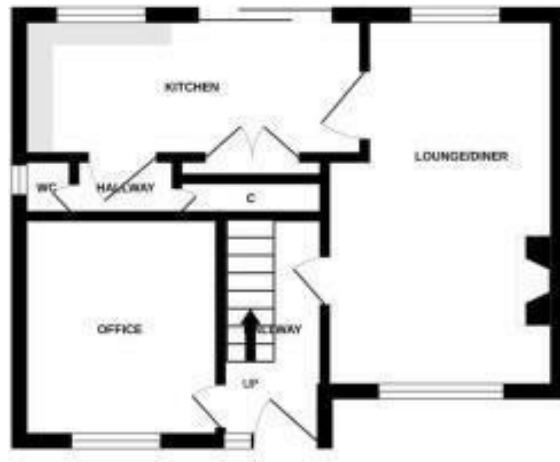
Satellite / Fibre TV Availability

BT

Sky

www.venturepropertiesuk.com

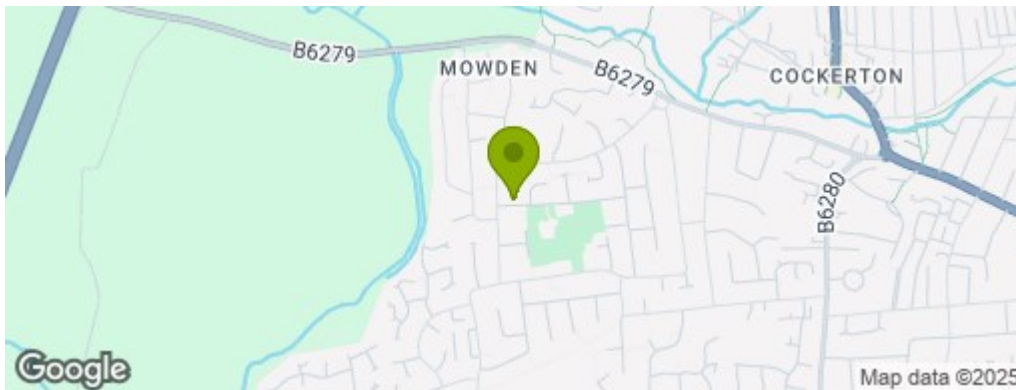
GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplans 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.
Made with Metropix ©2024



Property Information

01325 363858

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