



Whiley Hill

Darlington DL3 0XN

Offers Over £170,000





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- Two Bedroom Cottage
- Epc Rating D

- Rural Surroundings

- Front and Rear Gardens

Located in the semi rural area of Whiley Hill, Coatham Mundeville, this delightful semi-detached house presents an excellent opportunity for both first-time buyers and those looking to downsize.

One of the standout features of this home is the absence of an onward chain, allowing for a smooth and efficient purchase process. The property is set within lovely gardens, perfect for enjoying the outdoors, and includes parking facilities for your convenience. Additionally, there is potential to extend the property, subject to the necessary planning permissions, which could further enhance its appeal and value.

The location is particularly advantageous, with excellent transport links to neighbouring towns such as Darlington and Newton Aycliffe. The close proximity to the A1(M) makes commuting a breeze, whether for work or leisure.

Equipped with gas central heating and UPVC double glazing, this home ensures warmth and energy efficiency throughout the year. Overall, this semi-detached house in Whiley Hill is a wonderful opportunity to create a comfortable and inviting home in a well-connected area. Do not miss the chance to make this property your own.

Entrance Porch

Upvc door to front, staircase to first floor and radiator.

Lounge

13'04 x 12'10 (4.06m x 3.91m)

Upvc double glazed bow window to front, recess into chimney breast, tiled hearth and radiator.

Kitchen/Diner

16'06 x 8'08 (5.03m x 2.64m)

Upvc double glazed window and door to rear, fitted with light ash wall, base and drawer units, stainless steel sink with mixer tap. Four ring gas hob with extractor over and oven. Integrated fridge and freezer with space for a washing machine and tumble dryer. Spotlights to ceiling and tiled floor.

Ground Floor Cloaks

Upvc double glazed obscure window to side, low level w.c, wash hand basin, and tiled floor.

Conservatory

9'10 x 15'07 (3.00m x 4.75m)

Part wall, part Upvc double glazed with double doors to rear. Two radiators.

Bedroom One

16'10 x 9'07 (5.13m x 2.92m)

Two Upvc double glazed windows to front, loft access spotlights to ceiling and radiator.

Bedroom Two

12'01 x 9'01 (3.68m x 2.77m)

Upvc double glazed window to rear, spotlights to ceiling and radiator.

Bathroom

Upvc double glazed obscure window to rear, corner bath with shower over, low level w.c, wash hand basin, part tiled walls, radiator and vinyl flooring.

Externally

To the front there is a spacious enclosed garden, with gated access to rear and a block paved pathway.

To the rear is mainly laid to lawn with patio area and block paved pathway.

Tenure

Freehold

Property Details

Local Authority: Darlington

Council Tax Band: B

Annual Price: £1,757

Conservation Area: Coatham Mundeville

Flood Risk: Very low

Floor Area: 0 ft 2 / 0 m 2

Plot size: 128.80 acres (2 Plots)

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

1Mbps

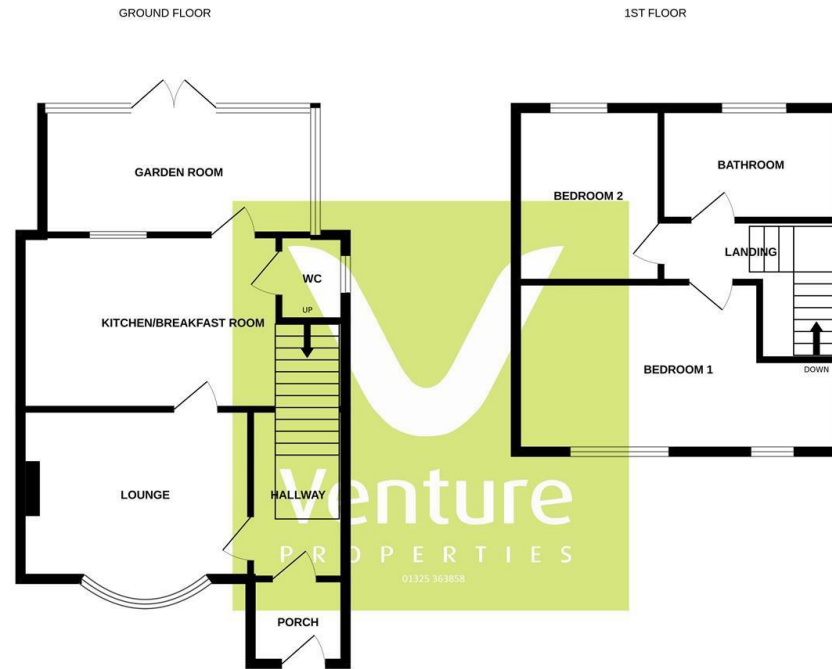
Satellite / Fibre TV Availability

BT

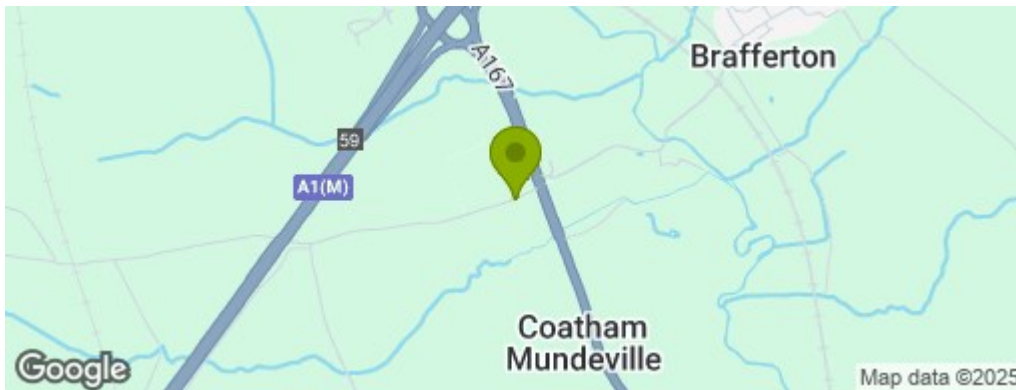
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Note

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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 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 operability or efficiency can be given.
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Property Information

01325 363858

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