



Kensington Gardens

Darlington DL1 4NG

£125,000



Venture
PROPERTIES



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- Three Bedroom Semi-Detached Property
- Off Street Parking

- Eastbourne Location
- Council Tax Band B

- Close to Transport Links and Amenities
- EPC Rating G

This mature three bedroom semi detached property comes to the market and is located in the Eastbourne area of Darlington. The property would suit a variety of purchasers and lies within easy reach of popular schools, shops and other amenities and bus routes into Darlington town centre. Although the property does require some modernisation it does benefit from newly installed gas central heating. There are gardens to the front and rear with off street parking.

Entrance Hall

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

Lounge

15'11 x 11'4 (4.85m x 3.45m)

Upvc double glazed bow window to front, feature brick fireplace and radiator.

Dining Room

13'7 x 12'7 (4.14m x 3.84m)

Upvc double glazed window to rear and radiator.

Kitchen

10'5 x 9'11 (3.18m x 3.02m)

Upvc double glazed window to rear, fitted with wall, base and drawer units and stainless steel sink with mixer tap. There is space for a cooker and washing machine with radiator and Upvc door to side.

First Floor Landing

Upvc double glazed window to side and storage cupboard.

Bedroom One

11'7 x 11'4 (3.53m x 3.45m)

Upvc double glazed bow window to front and radiator.

Bedroom Two

13'8 x 9'2 (4.17m x 2.79m)

Upvc double glazed window to rear and radiator.

Bedroom Three

10'6 x 9'11 (3.20m x 3.02m)

Upvc double glazed window to rear and radiator.

Bathroom

Upvc double glazed window to side, bath with wash hand basin and radiator.

Separate W.C

Upvc double glazed obscure window to side and w.c.

Externally

To the front there is off street parking.

To the rear is mainly laid to lawn with shed.

Tenure

Freehold

Property Details

Local Authority: Darlington

Council Tax Band: B

Annual Price: £1,757

Conservation Area: No

Flood Risk: Very low

Floor Area: 990 ft 2 / 92 m 2

Plot size: 0.05 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

7 Mbps

Superfast

80 Mbps

Ultrafast

1000 Mbps

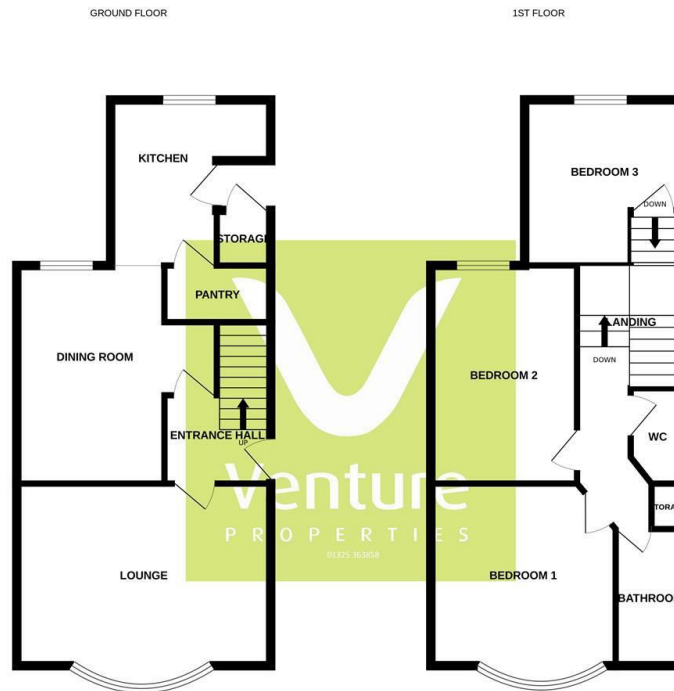
Satellite / Fibre TV Availability

BT

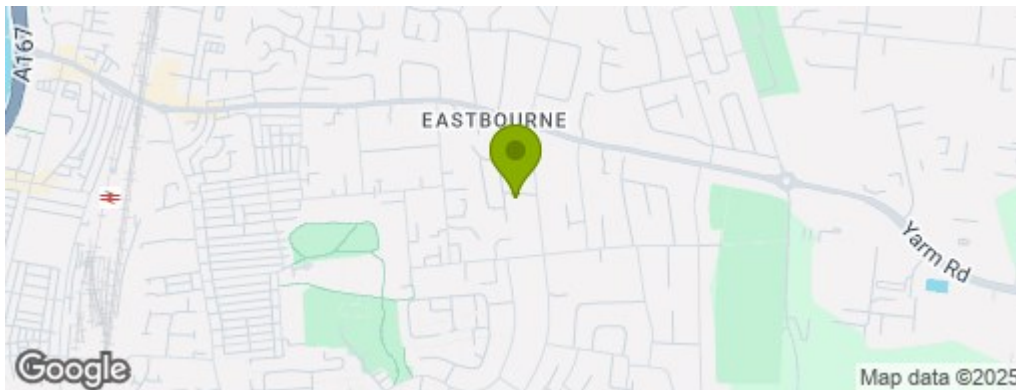
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Note

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 items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for information purposes only and should not 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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