



Elms Road

Darlington DL3 7PY

Offers In The Region Of £165,000





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.



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- Semi Detached
- Spacious Open Plan Living
- EPC Rating E

- Unique and Spacious, Forecourt To Front, Enclosed Courtgarden To Rear
- Kitchen & Utility
- West End Location

- Two Bedrooms Plus Attic
- Council Tax Band B
- No Chain & Priced To Sell

This unique deceptively spacious 2 bedroom semi detached property is situated in a cul de sac in the West End of Darlington and within walking distance of the town centre. Accommodation briefly comprises: entrance hall with original parquet flooring, L-shaped lounge/dining room, kitchen and utility room. To the first floor are 2 double bedrooms and family bathroom together with spiral staircase leading up to converted attic space. There is a forecourt garden to the front and a private walled courtyard to the rear with raised patio seating area. The home has gas central heating with original sash windows and some modern UPVC double glazed windows. This centrally located property comes highly recommended and can only be appreciated when viewing

Entrance Hall

Newly fitted composite front door, parquet flooring, staircase to the first floor and under stairs storage cupboard.

Lounge/Dining Room

21'7 x 13'3 (6.58m x 4.04m)
L-shaped open plan.

Lounge Area

Having 2 windows to the rear elevation and one to the side this room has a large degree of natural light. Also feature marble fireplace, radiator and laminate flooring.

Dining Area

Window to the front elevation, laminate flooring and radiator.

Kitchen

14'4 x 7'10 (4.37m x 2.39m)

Galley style fitted with a range of beech effect floor units with blue marble effect work surfaces, stainless steel sink unit, gas range cooker, tile surrounds and tiled flooring. There is a wall mounted central heating boiler installed in 2020, UPVC window and door leading out to the side. Open plan archway leading to the utility area

Utility

7'1 x 6'4 (2.16m x 1.93m)

Newly fitted UPVC double glazed window to the side, beech units, contrasting blue marble work surfaces, plumbing for washing machine, tiled flooring.

First Floor

Landing. With window to the side and spiral staircase leading to the attic.

Bedroom One

14'7 x 13' (4.45m x 3.96m)

Large double bedroom with two UPVC windows to the rear and radiator.

Bedroom Two

13'6 x 9'4 (4.11m x 2.84m)

A further double bedroom with wooden sash window to the front and radiator.

Bathroom

Fitted with a four piece suite comprising cast bath, separate single shower cubicle with electric shower, low level wc, wash hand basin, tiled surrounds and a handmade built cupboard which is shelved and provides ample storage. Also UPVC window and towel radiator

Attic Space

Accessed via the spiral staircase on the landing. The attic is panelled and carpeted with a Velux window to the front. The attic has been partitioned and a door opens into a large walk in storage area with light.

Externally

There is a forecourt to the front enclosed by wrought iron railings with imprint concrete path. There are raised borders and access is to the side via a single gate. To the rear the courtyard has imprinted concrete and gravel for ease of maintenance. There is a raised patio seating area with pergola which is quite private and a water tap and security light.

Externally

Residence parking is provided.

Tenure

Freehold

Property Details

Local Authority: Darlington

Council Tax Band: B

Annual Price: £1,845

Conservation Area: No

Flood Risk: Very low

Floor Area: 1,334 ft 2 / 124 m 2

Plot size: 0.03 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

16 Mbps

Superfast

76 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

BT

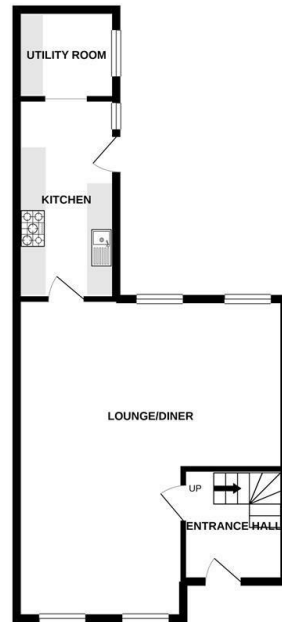
Sky

Virgin

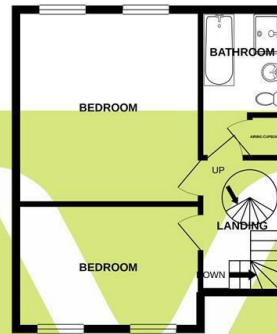
Note

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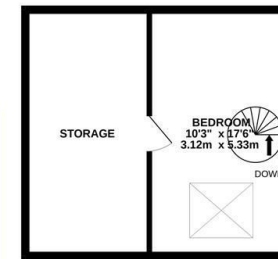
GROUND FLOOR



1ST FLOOR



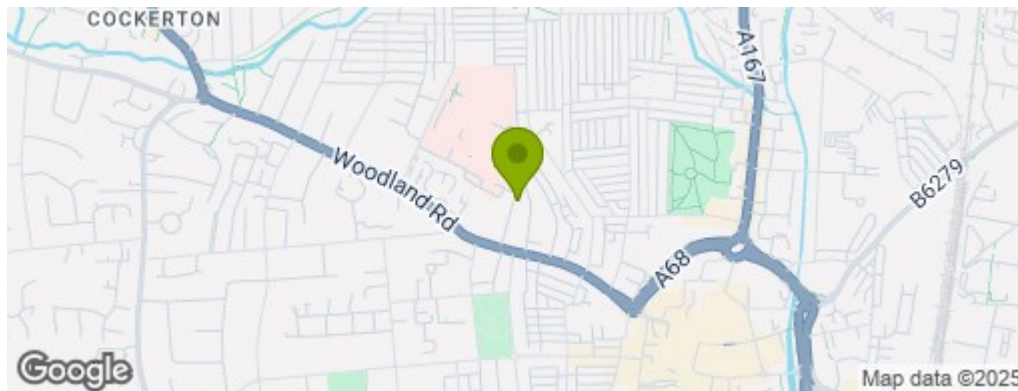
2ND FLOOR



Venture
PROPERTIES

01325 363858

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 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

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