



Haughton Road

Darlington DL1 2LD

£225,000

Venture
PROPERTIES



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.



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

Haughton Road

Darlington DL1 2LD



- Extended Three Bedroom Semi Detached House
- Conservatory To The Rear
- Must Be Seen Internally

Nestled on Haughton Road in the charming town of Darlington, this beautifully extended and upgraded three-bedroom semi-detached house offers a perfect blend of modern living and comfort. The property has been thoughtfully refurbished, showcasing solid oak internal doors and stylish decor that enhances its appeal.

Upon entering, you will find a welcoming atmosphere that flows seamlessly throughout the home. The extension has created a practical utility room, ideal for managing household chores, as well as a convenient ground floor shower room and WC, catering to the needs of family life. The first floor boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The upgraded bathroom features a separate shower, ensuring that both functionality and style are at the forefront of this residence.

Set on a large corner plot, this property benefits from excellent off-street parking, accommodating multiple vehicles with ease. The outdoor space offers potential for further landscaping or simply enjoying the fresh air in a private setting.

This semi-detached home is perfect for families or anyone seeking a comfortable and stylish living environment in a desirable location. With its modern upgrades and thoughtful design, it is a property that truly stands out in the market. Don't miss the opportunity to make this delightful house your new home.

Entrance Hallway

Upvc entrance door opens into the reception hallway with staircase to the first floor landing and access to the kitchen & dining area. Access to utility room and ground floor shower room/wc.

Lounge

13'4 x 12'3 (4.06m x 3.73m)

The lounge is a well proportioned reception room with a bay window to the front aspect and having an attractive fireplace to the chimney breast.

Kitchen Dining Room

18'5 x 11'6 (5.61m x 3.51m)

A generous space having been well planned and fitted with an ample range of quality wall, floor and drawer cabinets in a cream finish with complimenting granite work surfaces. There is an integrated electric oven and gas hob, dishwasher and fridge freezer. A breakfast bar allows for informal dining and the room can also accommodate a large family dining table. A door from the kitchen leads out the rear garden and driveway. There are double solid oak internal doors with glazing that opens into the lounge and also a door to the conservatory.

Conservatory

A large space to enhance the living accommodation further with UPVC frame, double glazed windows and a solid roof to be able to enjoy the room whatever the weather. There is a single door opening onto the garden.

- Fantastically Refurbished To A High Standard
- Situated On A Large Corner Plot
- EPC Grade D

Utility Room

A great addition to a family home with fitted work surfaces space for a dryer and plumbing for an automatic washing machine. A door from the utility area opens into the shower room.

Shower Room

Full sized shower room with corner shower cubicle with mains fed shower, there is a pedestal hand basin and low level WC. The room has been finished with tiled surrounds.

First Floor Landing

Bedroom One

13'6 x 11'5 (4.11m x 3.48m)

A generous main bedroom with walk in bay window to the front

Bedroom Two

11'8 x 9'7 (3.56m x 2.92m)

A second double bedroom this time over looking the rear aspect and benefitting from fitted sliding wardrobes.

Bedroom Three

7'6 x 6'11 (2.29m x 2.11m)

The third bedroom is a good sized single room overlooking the front aspect. Previously accommodating bunk beds and currently being used as a dressing room.

Bathroom

A statement bathroom with stand alone bath and separate shower cubicle with mains fed shower. The hand basin is positioned with a useful vanity cabinet and there is low level WC. Finished with modern ceramic tiling the room has a window to the rear.

Externally

The generous gardens are enclosed by a brick built wall with wrought iron railings with a single wrought iron pedestrian gate and further double gates for vehicle access to the ample off street parking. The area has been designed for ease of maintenance being completely block paved. The front garden has astroturf to each side of the footpath.

Garage

The single garage has been adapted to allow for the internal shower room and the remaining space measures 3.45m x 2.35m and allows for storage. Having an up and over door, light and power. The central heating boiler is situated here.

Tenure

Freehold

Property Details

Local Authority: Darlington

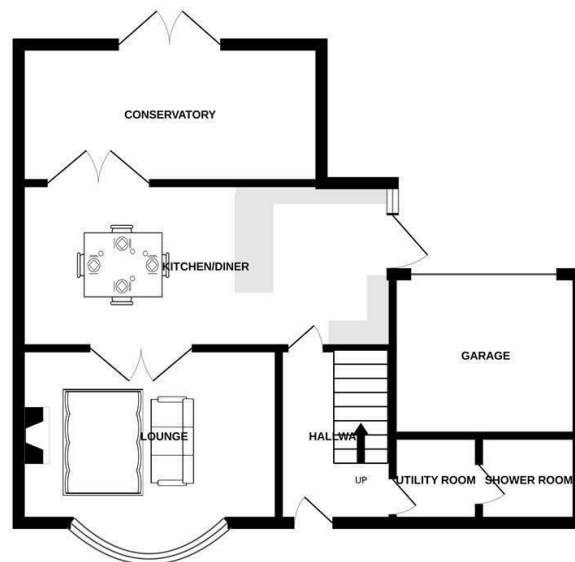
- Superb Open Plan Kitchen Dining Room
- Parking For Multiple Vehicles
- Council Tax Band

Council Tax Band: B
Annual Price: £1,845
Conservation Area: No
Flood Risk: Very low
Floor Area: 1,001 ft 2 / 93 m 2
Plot size: 0.06 acres
Mobile coverage
EE
Vodafone
Three
O2
Broadband
Basic
3 Mbps
Superfast
80 Mbps
Ultrafast
330 Mbps
Satellite / Fibre TV Availability
BT
Sky
Virgin

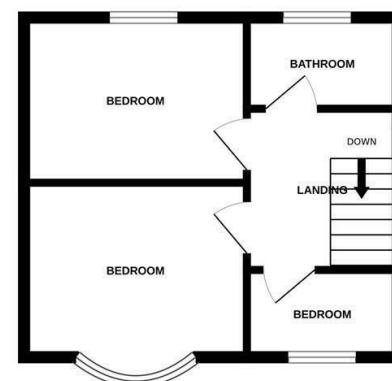
Note

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

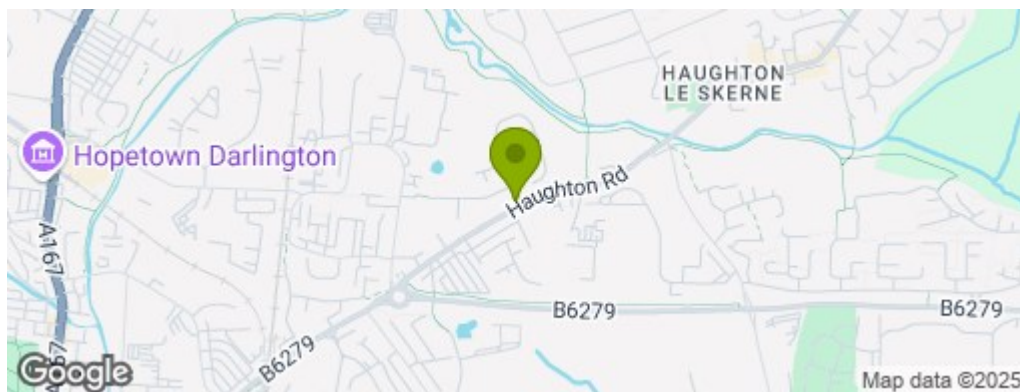
GROUND FLOOR



1ST FLOOR



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.
Made with Metropix ©2024



Property Information

01325 363858

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