



Balmer Hill

Darlington DL2 3EL

£309,950





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.

Balmer Hill

Darlington DL2 3EL



- No Chain
- Popular Village Location
- Council Tax Band

- Four Bedrooms
- Must Be Seen
- EPC Grade TBC

- Extended Detached House
- Stunning Open Plan Kitchen Leading Into Conservatory
- Gardens Off Street Parking

PRICED TO SELL NOW!!!

Extended detached house on popular estate. Modern kitchen with appliances, 4 reception rooms, 4 well proportioned bedrooms plus modern bathroom, en suite & WC. well presented gardens. MUST BE VIEWED!!!

We are delighted to offer for sale this re modelled and extended detached house located in this popular village with access to amenities and transport links.

As you would expect the property benefits from Hive controlled central heating and PVCu double glazing. There is a modern kitchen with quartz worktops and appliances plus a modern bathroom, en suite and WC. Items of note include the front and rear porches, French doors and bi fold doors to rear, wood burning stove to lounge and fitted wardrobes to bedroom 1. There are ample sockets and media points to the property. The home is ready to move in with flooring, curtains and blinds.

To the ground floor is an entrance porch, hall, lounge, dining room, kitchen, conservatory, further reception room, WC and rear porch. There are 4 double bedrooms, the master with en suite plus a family bathroom located off the first floor landing. There is a boarded loft with light and power plus ladder access.

There are well presented gardens to the front and rear with lawns, patio and planting plus external tap and power along with a substantial lean too shed. There is off road parking to the front.

Entrance Porch

With fitted flooring plus access to store.

Hall

With fitted flooring plus access to store.

Lounge

170" x 127" (5.19 x 3.85)

With wood burning stove plus carpets and curtains.

Dining Room

127" x 80" (3.86m x 2.46m)

With carpets and curtains. Bi fold doors to rear.

Further Reception Room

158" x 710" (4.78 x 2.39m)

With fitted flooring and blinds. Door leading to outside of property.

Kitchen

1411" x 86" (4.56 x 2.61m)

Having a comprehensive range of modern wall and base units with complimenting quartz worktops, upstands and splash back. With oven, microwave, 5 ring hob, hood, dishwasher and washing machine. Having fitted flooring. Leading to.

Conservatory

101" x 811" (3.09 x 2.74m)

With fitted flooring and blinds. French doors leading to the rear garden.

Rear Porch

611" x 49" (2.11 x 1.47m)

Having modern fitted units, American fridge freezer, fitted flooring and under floor heating.

WC

69" x 35" (2.07 x 1.06m)

Having modern white sanitary ware, tiling, chrome ladder radiator and vinyl flooring.

First Floor

Landing

With fitted carpets.

Bedroom One

129" x 129" (3.91 x 3.89m)

With fitted wardrobes and units plus carpets, curtains and blinds.

En Suite

611" x 56" (2.12 x 1.70m)

Having modern white sanitary ware with tiling, mirror, vanity and vinyl flooring.

Bedroom Two

155" x 89" (4.71m x 2.68)

A light dual aspect room with carpets, curtains and blinds.

Bedroom Three

121" x 93" (3.70 x 2.82m)

With carpets, curtains and blinds.

Bedroom Four

97" x 90" (2.92m x 2.74m)

With wardrobe, carpets, curtains and blind.

Bathroom

96" x 57" (2.90 x 1.71m)

Having modern white sanitary ware with shower and screen to bath, vanity unit plus chrome ladder radiator.

Externally

There are well presented gardens to the front and rear with lawns, patio and planting plus external tap and power along with a substantial lean too shed. There is off road parking to the front.

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

01325 363858

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