



Granville Place

Darlington DL3 0QH

Offers Over £185,000





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Granville Place

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- Three Bedroom Semi-Detached Property
- Garage

- Off Street Parking
- Council Tax Band C

- Generous Rear Garden
- Epc Rating B

The charming Granville Place, Darlington, is a delightful three-bedroom semi-detached house that presents an excellent opportunity for families and individuals alike. The property boasts a spacious reception room, perfect for entertaining guests or enjoying quiet evenings with loved ones.

The three well-proportioned bedrooms offer ample space for relaxation and personalisation, making it an ideal home for those seeking comfort and style. The bathroom is conveniently located, ensuring ease of access for all residents.

One of the standout features of this property is the generous rear garden, providing a wonderful outdoor space for gardening, play, or simply unwinding in the fresh air. Additionally, the property includes off-street parking, which adds to the convenience and security of this lovely home.

Granville Place is a sought-after location, offering a friendly community atmosphere while being close to local amenities, schools, and transport links. This semi-detached house is not just a property; it is a place where memories can be made. Do not miss the chance to view this charming home and envision your future in this delightful setting.

Entrance Hall

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

Lounge

13'11" x 12' (4.24m x 3.66m)

Upvc double glazed window to front and radiator.

Downstairs Cloaks

W.c, wash hand basin and radiator.

Kitchen/Diner

15'4" x 9'4" (4.67m x 2.84m)

Kamdean flooring, with wall, base and drawer units, induction hob and oven, sink with mixer tap. Integrated fridge freezer and washing machine, Breakfast bar providing seating and radiator. There is under stairs storage and French doors to rear.

First Floor Landing

Access to loft and radiator.

Bedroom One

10' x 9'3" (3.05m x 2.82m)

Upvc double glazed window to front, built in wardrobes and radiator.

En-Suite

Upvc double glazed obscure window to front, shower cubicle, w.c, wash hand basin and radiator.

Bathroom

Bath with shower over and screen, w.c, wash hand basin and radiator.

Bedroom Two

10'10" x 8'7" (3.30m x 2.62m)

Upvc double glazed window to rear and radiator.

Bedroom Three

11'7" x 6'7" (3.53m x 2.01m)

Upvc double glazed window to rear and radiator.

Externally

To the front there is off-street parking.

To the rear is mainly laid to lawn with decking area, shed, external electric socket and further off street parking.

Tenure

Freehold

Property Details

Local Authority: Darlington

Council Tax Band: C

Annual Price: £2,108

Conservation Area No

Flood Risk Very low

Floor Area 850 ft 2 / 79 m 2

Plot size 0.06 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

14 Mbps

Superfast

95 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

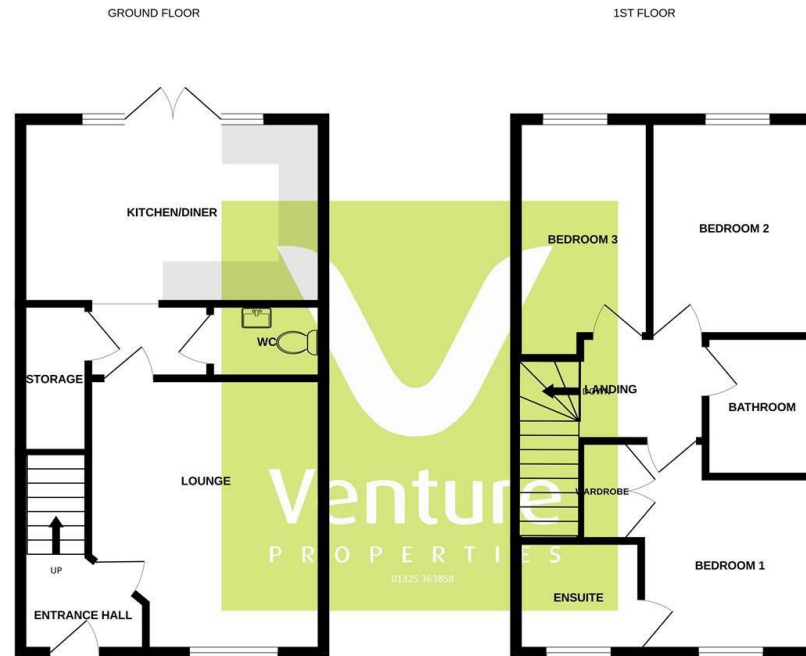
BT

Sky

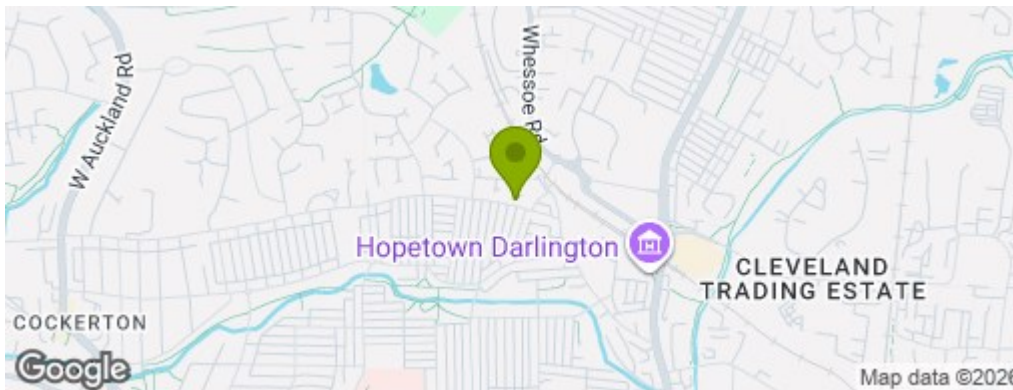
Virgin

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 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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