



Granville Place

Darlington DL3 0QH

Offers Over £185,000





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.



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.

Granville Place

Darlington DL3 0QH



- Three Bedroom Semi-Detached Property
- Garage

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)

Karndean 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.

- Off Street Parking
- Council Tax Band C

- Generous Rear Garden
- Epc Rating B

First Floor Landing

Access to loft and radiator.

Plot size 0.06 acres
Mobile coverage

Bedroom One

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

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

EE
Vodafone
Three
O2
Broadband

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

Basic
14 Mbps
Superfast
95 Mbps
Ultrafast
10000 Mbps
Satellite / Fibre TV Availability

Bathroom

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

BT
Sky
Virgin

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.

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

Tenure

Freehold

Property Details

Local Authority: Darlington

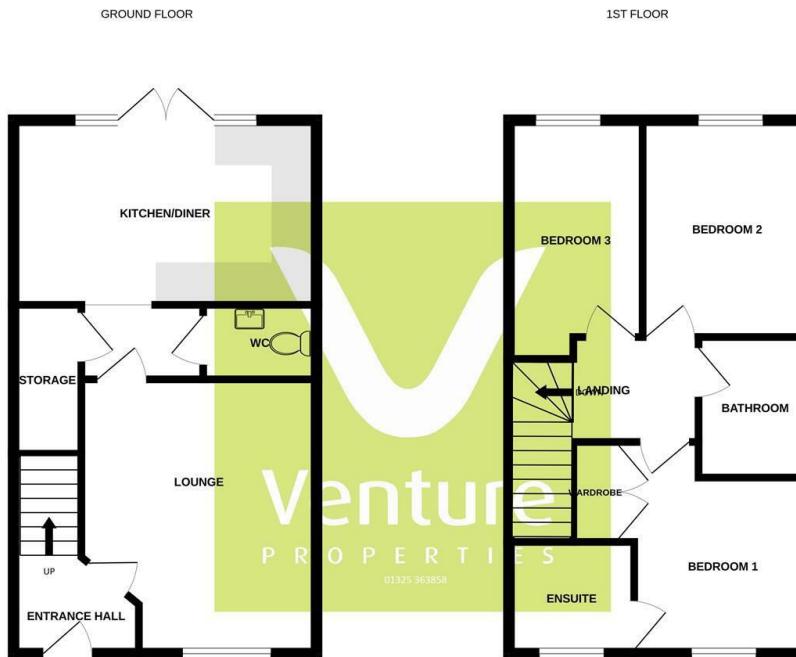
Council Tax Band: C

Annual Price: £2,108

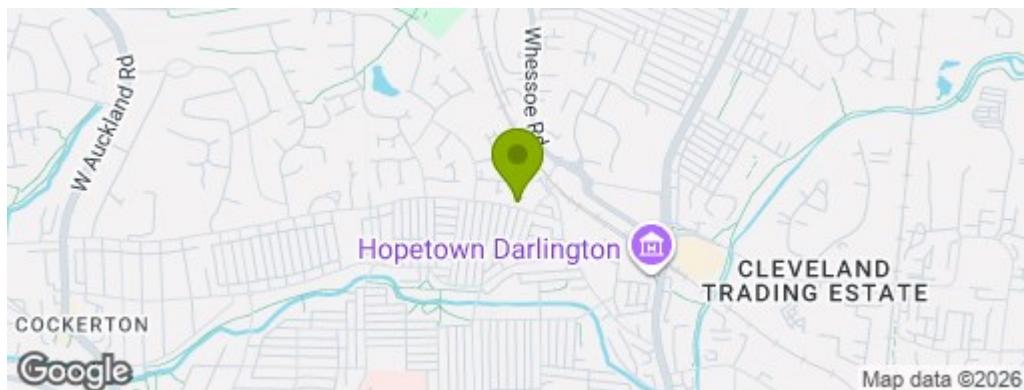
Conservation Area No

Flood Risk Very low

Floor Area 850 ft 2 / 79 m 2



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 inaccuracy. 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 03025



Property Information

01325 363858

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