



Estoril Road

Darlington DL1 4ND

Offers Over £135,000





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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Estoril Road

Darlington DL1 4ND



- Three Bedroom Property
 - Gardens to Front and Rear
 - Epc Rating D
- Eastbourne Area Of Darlington
 - Close to Local Amenities
- Garage & Off Street Parking
 - Council Tax Band B

On Estoril Road in Darlington, this traditional three-bedroom semi-detached house presents an excellent opportunity for families seeking a comfortable and inviting home. The property boasts two spacious reception rooms, perfect for both entertaining guests and enjoying quiet family evenings.

The house has been thoughtfully extended to the rear, providing additional living space that enhances its appeal. With three well-proportioned bedrooms, there is ample room for family members or guests, ensuring everyone has their own private space. The bathroom is conveniently located, catering to the needs of a busy household.

One of the standout features of this property is the parking provision and garage, a valuable asset in today's market. The home is offered to the market with no onward chain, making the buying process straightforward and hassle-free.

Situated close to local amenities, residents will benefit from easy access to shops, schools, and recreational facilities, making it an ideal location for families. Priced to sell, this mature style semi-detached house is a fantastic opportunity for those looking to settle in a welcoming community. Do not miss the chance to make this delightful property your new family home.

Entrance Hall
Upvc door to front, staircase to first floor and radiator.

Lounge
14'10 x 12'02 (4.52m x 3.71m)
Upvc double glazed bow window to front, coving to ceiling, fireplace with gas fire and radiator.

Dining Room
17'07 x 10'11 (5.36m x 3.33m)
Sliding doors to rear, coving to ceiling, built in cupboards, fireplace with gas fire and radiator.

Kitchen
7'00 x 12'08 (2.13m x 3.86m)
Upvc double glazed window to rear and door to side, fitted with wall, base and

drawer units, stainless steel sink with mixer tap. Space for a cooker, fridge freezer and washing machine. Part tiled walls, fan heater and under stairs storage.

First Floor Landing
Upvc double glazed window to side.

Bedroom One
9'04 x 14'04 (2.84m x 4.37m)
Upvc double glazed bow window to front, fitted wardrobes and radiator.

Bedroom Two
10'06 x 12'01 (3.20m x 3.68m)
Upvc double glazed window to rear and radiator.

Bedroom Three
8'07 x 7'09 (2.62m x 2.36m)
Upvc double glazed window to front and radiator.

Bathroom
Upvc double glazed obscure window to rear. Panelled bath with shower over, low level w.c, wash hand basin and. Fully tiled walls and vinyl flooring with radiator. Cupboard with Worcester boiler and the added benefit of a hot water storage tank.

Externally
To the front there is an enclosed garden with gated access, driveway for off street parking and access to garage with up and over door and side pedestrian door. To the rear is an enclosed garden which is mainly laid to lawn with a paved patio area and out house storage.

Tenure
Freehold

Property Details
Local Authority: Darlington
Council Tax Band: B
Annual Price: £1,845
Conservation Area No
Flood Risk Very low

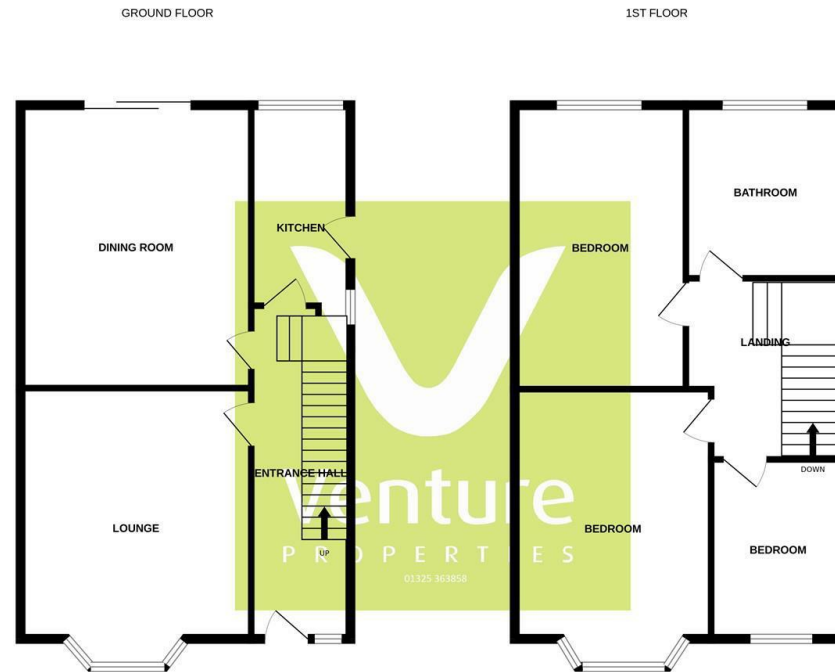
Floor Area 1,044 ft 2 / 97 m 2
Plot size 0.07 acres
Mobile coverage

EE
Vodafone
Three
O2
Broadband

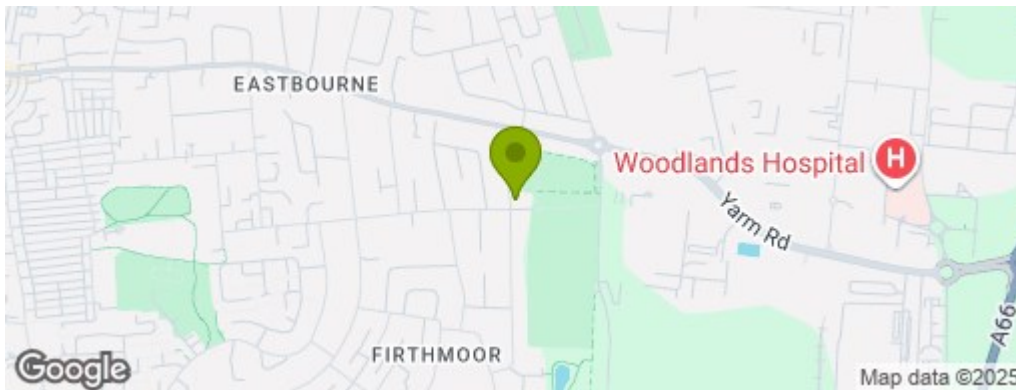
Basic
5 Mbps
Superfast
80 Mbps
Ultrafast
10000 Mbps
Satellite / Fibre TV Availability

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.



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

01325 363858

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