



Oakdene Avenue

Darlington DL3 7HS

Offers In The Region Of £220,000





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.

Oakdene Avenue

Darlington DL3 7HS



- Three Bedroom Apartment
- Rear Courtyard
- Very Well Presented Throughout

- Top Floor
- Council Tax Band B

- West End Location
- EPC Rating D

Venture Properties are delighted to offer this three bedroom first floor apartment located in the prestigious West End within a short stroll to the amenities in the town centre including the Imperial Quarter, Grange Road with a selection of bars and restaurants together with Feethams Leisure Complex and Darlington Main Line Railway Station on hand. The property comes to the market with no onward chain.

The property has been updated and refurbished by the current owners to the highest of standards and specifications, benefitting from a versatile and generous layout over the two floors with a light and airy well appointed lounge, main bedroom, bathroom and kitchen/breakfast room on the first floor and two further bedrooms to the second floor. Externally the property benefits from an quaint enclosed courtyard to the rear with bespoke "Nook", decking and further seating areas.

In our opinion early viewing is highly recommended.

Communal Entrance Hallway

With staircase to first floor apartment.

Hallway

Window to side set within alcove arch, oak flooring, storage cupboard and radiator.

Lounge/Diner

18'3 x 14' (5.56m x 4.27m)

Bay window and door to front, leading to balcony. Deep coving to ceiling, feature fireplace with electric fire, storage into alcove and two radiators. Space for a table and chairs and stain glass detailing to windows.

Bedroom One

14'9 x 11'9 (4.50m x 3.58m)

Upvc double glazed window to rear, deep coving to ceiling, feature fireplace with mantle and radiator.

Shower Room

Upvc double glazed obscure window to side, walk in shower, w.c, wash hand basin, heated towel rail, part tiled walls and floor.

Kitchen/Breakfast Room

12'7 x 10'3 (3.84m x 3.12m)

Upvc double glazed windows to rear and side, fitted with wall, base and drawer units, space for a washing machine and tumble dryer. Integrated dishwasher, ceramic sink, four ring gas hob and oven. Staircase to first floor and door to side.

First Floor Landing

Under stairs storage

Bedroom Two

14'11 x 9'11 (4.55m x 3.02m)

Upvc double glazed window to front, fitted wardrobes and radiator.

Bedroom Three

10'7 x 10'6 (3.23m x 3.20m)

Upvc double glazed window to rear and radiator.

Externally

To the rear is laid to artificial lawn with decking area and two sheds.

Tenure

Leasehold

Property Details

Local Authority: Darlington

Council Tax Band: B

Annual Price: £1,845

Conservation Area West End

Flood Risk Very low

Floor Area 1,162 ft 2 / 108 m 2

Plot size 0.04 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

17 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

BT

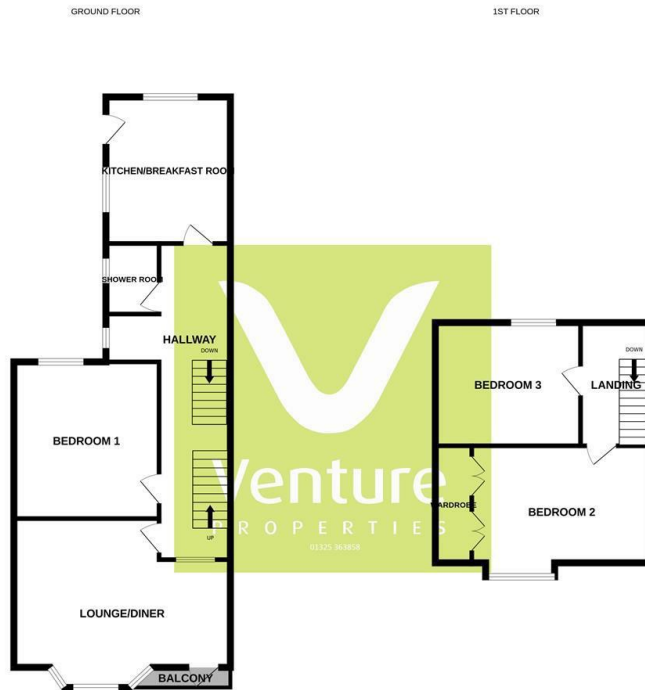
Sky

Virgin

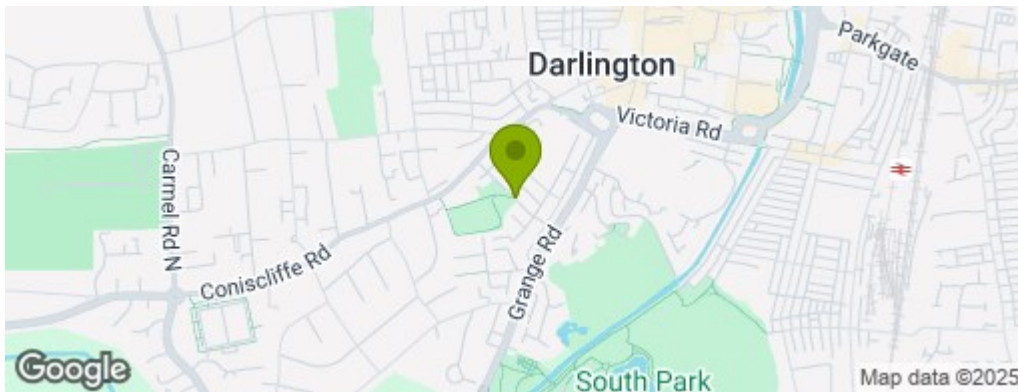
Note

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.

www.venturepropertiesuk.com



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, fixtures 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 Mapplan 62025



Property Information

01325 363858

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