



**Chaytor Court**

Darlington DL3 0XY

**£105,000**







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.

# Chaytor Court

Darlington DL3 0XY



- No Onward Chain
- Viewing Recommended
- Gardens to Front & Rear

- Situated Near Amenities in Harrowgate Hill/North Road
- EPC Rating C

- Investment Potential
- Council Tax Band A

Welcome to Chaytor Court, this property presents an excellent opportunity for those seeking a spacious residence without the hassle of an onward chain.

The house boasts a generous layout, making it ideal for families looking for comfort and space. Its location is particularly advantageous, as it is conveniently close to the amenities found in the Harrowgate Hill and North Road areas. Residents will enjoy easy access to local shops, schools, and parks, ensuring that daily needs are met with ease.

Additionally, this house holds investment potential, making it an attractive option for those looking to expand their property portfolio or that of a first time buyer. With its location and ample space, it is sure to appeal to a wide range of buyers.

In summary, Chaytor Court is a good-sized family home that combines convenience, comfort, and investment potential in one attractive package. Do not miss the chance to make this wonderful property your own.

## Reception Hallway

Door to front and staircase to first floor.

## Lounge

15'9 x 10'7 (4.80m x 3.23m)

Patio doors and window to rear.

## Kitchen/Diner

16'4 x 9'5 (4.98m x 2.87m)

Upvc double glazed window to front, fitted with wall, base and drawer units, sink with mixer tap, integrated hob with extractor over and eye level double oven. Space and plumbing for appliances and separate dining area with room for dining table and chairs.

## Rear Porch

5'11 x 2'5 (1.80m x 0.74m)

Door to rear.

## Staircase/Landing

## Bedroom One

14'9 x 8'7 (4.50m x 2.62m)

Window to front.

## Bedroom Two

13'1 x 8'9 (3.99m x 2.67m)

Window to rear and storage shelving.

## Bedroom Three

8'7 x 6'10 (2.62m x 2.08m)

Window to rear.

## Family Bathroom

Window to front, bath with shower over, w.c and wash hand basin.

## Externally

To the front there is pedestrian access and is mainly laid to lawn.

To the rear is mainly laid to lawn with patio area and gated access to rear. There is also a shed.

## Tenure

Freehold

## Property Details

Local Authority: Darlington

Council Tax Band: A

Annual Price: £1,581

Conservation Area No

Flood Risk Very low

Floor Area 968 ft 2 / 90 m 2

Plot size 0.03 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

7 Mbps

Superfast

41 Mbps

Ultrafast

1000 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.





## Property Information

**01325 363858**

45 Duke Street, Darlington, County Durham, DL3 7SD  
[sales@venturepropertiesuk.com](mailto:sales@venturepropertiesuk.com)