



Atholl Close

Darlington DL1 3PG

Offers Over £125,000





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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Atholl Close

Darlington DL1 3PG



- No Onward Chain
- Close to Local Shops
- Garage in Block

- Two Bedroom Semi Detached Property
- Easy Access to A1(M) & A66 Travel Links
- Council Tax Band A

- Whinfield Area of Darlington
- Gardens to Front and Rear
- Epc Rating D

Situated in the desirable Whinfield area of Darlington, this two-bedroom semi-detached house offers a wonderful opportunity for both first-time buyers and those looking to downsize or perhaps an investor. The property boasts a spacious reception room, perfect for relaxing or entertaining guests, and two well-proportioned bedrooms that provide a comfortable retreat.

One of the standout features of this home is the absence of an onward chain, allowing for a smooth and efficient purchase process. The property also benefits from a private garden, ideal for enjoying the outdoors, as well as a garage that provides additional storage or parking space.

Conveniently located, this residence is close to a variety of amenities, ensuring that daily necessities are just a short distance away. Furthermore, the main road links out of Darlington are easily accessible, making commuting and travel straightforward.

This delightful home presents an excellent opportunity to enjoy a peaceful lifestyle while remaining well-connected to the vibrant town of Darlington. Whether you are looking to make your first step onto the property ladder or seeking a cosy home in a friendly neighbourhood, this semi-detached house is certainly worth considering.

Entrance Porch

Upvc door to front.

Lounge

19'04 x 11'11 (5.89m x 3.63m)
Upvc double glazed window to front, fireplace with electric fire. Staircase to first floor landing, laminate floor and radiator.

Kitchen/Breakfast Room

11'11 x 8'08 (3.63m x 2.64m)
Upvc double glazed window and door to rear, fitted with Beech wall, base and drawer units, stainless steel sink with mixer tap and space for a cooker. There is also space for a washing machine, tumble dryer and fridge freezer. Storage cupboard housing boiler, vinyl flooring and radiator.

First Floor Landing

With storage cupboard.

Bedroom One

12'00 x 8'02 (3.66m x 2.49m)
Upvc double glazed window to rear and radiator.

Bedroom Two

10'09 x 11'11 (3.28m x 3.63m)
Upvc double glazed window to front and radiator.

Bathroom

Upvc double glazed obscure window to side, fitted with panelled bath with shower over. Low level w.c, wash hand basin, heated towel rail, part tiled walls and vinyl flooring.

Externally

To the front there is a lawn area and to the rear is an enclosed garden with lawn, patio and pebble areas.
There is also a garage in a block included with the property.

Tenure

Freehold

Property Details

Local Authority: Darlington
Council Tax Band: A
Annual Price: £1,581
Conservation Area No
Flood Risk Very low
Floor Area 699 ft 2 / 65 m 2
Plot size 0.04 acres (2 Plots)
Mobile coverage

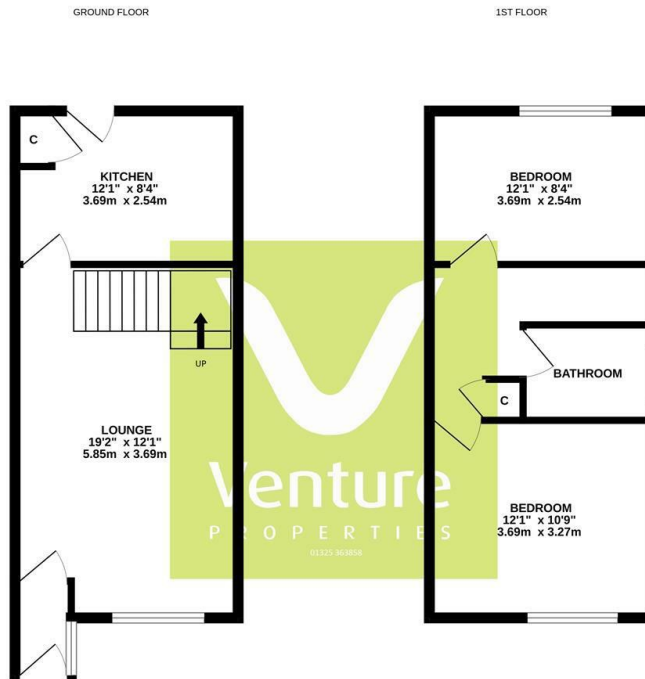
EE
Vodafone
Three

C2
Broadband

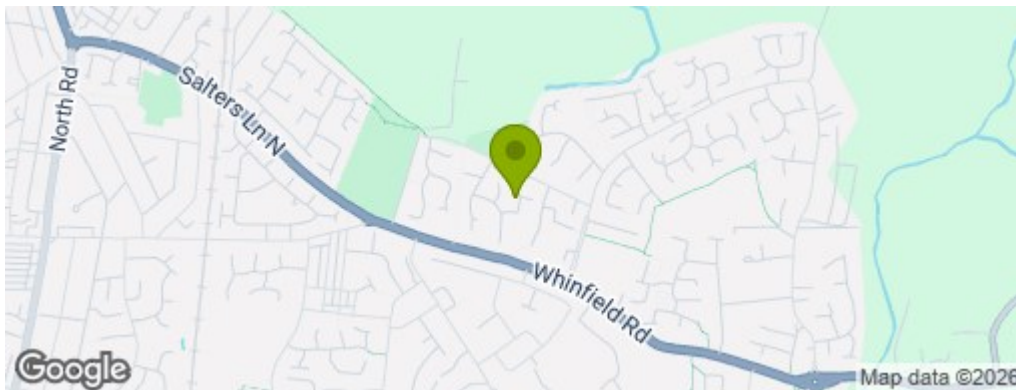
Basic
1 Mbps
Superfast
56 Mbps
Ultrafast
1000 Mbps
Satellite / Fibre TV Availability

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



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 guidance purposes only and should be used as such by any prospective purchaser. The services, appliances and fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.
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