



Grange Road

Darlington DL1 5NN

Offers In The Region Of £255,000





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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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Grange Road

Darlington DL1 5NN



- Six Bedrooms
- Period Town House
- Off Street Parking

- No Onward Chain
- Three Reception Rooms
- EPC Rating E

- West End Location
- Gas Central Heating
- Council Tax Band D

OFFERED WITH NO CHAIN AND VACANT POSSESSION - THE PROPERTY REQUIRES UPDATING - PRICED TO SELL

We are delighted to be able to offer to the market this six bedroom period Victorian style terraced property situated in the heart of Darlington's West End. The home has spacious family accommodation with gas central heating and viewing is highly recommended.

In brief the accommodation comprises of Entrance Vestibule, Lounge, Dining Room, Breakfast Room, Kitchen, Three Bedrooms to the first floor, Bathroom/WC, Three further Bed rooms and Bathroom/WC to the second floor. The property has forecourt garden to the front and enclosed court garden to the rear with off street parking to the side for two vehicles.

Entrance Vestibule

With door opening up into Hallway.

Hallway

With staircase to the first floor and access leading into the cellar which has lighting and power.

Lounge

15'10" x 16'6" (4.83 x 5.03)

Situated to the front. With feature fireplace incorporating real fire, coving to ceiling, gas central heating radiator and bay window.

Dining Room

16'7" x 12'11" (5.05 x 3.94)

Situated to the rear. With feature fireplace, gas central heating radiator, coved ceiling and stripped flooring.

Breakfast Room

11'7" x 10'9" (3.53 x 3.28)

Situated to the rear. With gas central heating radiator and access leading into Kitchen.

Kitchen

10'10" x 7'4" (3.30 x 2.24)

Situated to the rear. Newly fitted kitchen with a quality range of wall and floor units

with contrasting work surfaces, integrated gas hob with electric oven with overhead extractor unit, integrated fridge and integrated freezer and space for washing machine, new boiler fitted December 2018.

Rear Lobby

Large storage room.

First Floor

Landing.

Bedroom 1

13'11" x 13'3" (4.24 x 4.04)

Situated to the front. With sash style window and double gas central heating radiator.

Bedroom 2

12'3" x 13'8" (3.73 x 4.17)

Situated to the rear. With sash window and gas central heating radiator.

Bedroom 3

10'5" x 9'11" (3.18 x 3.02)

Situated to the front. With gas central heating radiator.

Family Bathroom/WC

With a suite comprising, ball and claw free standing bath, pedestal wash hand basin, low level wc, separate shower unit, part tiled walls and gas central heating radiator.

Second Floor

Bedroom 4

11'6" x 9'11" (3.51 x 3.02)

Situated to the rear. With velux window and gas central heating radiator.

Bedroom 5

9'11" x 11'11" (3.02 x 3.63)

Situated to the front. With gas central heating radiator and dormer sash window.

Bedroom 6

6'7" x 11'3" (2.01 x 3.43)

Situated to the front.

Bathroom/WC

With a panelled bath, pedestal wash hand basin, low level wc, shower within cubicle.

Exterior

The property has a forecourt to the front and enclosed courtyard to the rear. To the side of the property there is an enclosed hard standing for cars with wrought iron gates.

Council Tax

Band D

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

This property is Freehold



Total area: approx. 190.8 sq. metres (2053.3 sq. feet)



Property Information

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