



Edward Pease Way

Darlington DL2 2GR

£142,500





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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- 3 Bedrooms
- Close to A1(M) North & South
- Council Tax Band C

- No Chain - Priced To Sell
- West Park Area
- EPC Rating C

- Gardens Front & Rear
- Off Street Parking & Garage

Priced to sell this well-presented, modern three bedroom end-terrace property in the popular West Park area of Darlington close to West Park's newly developed Garden Village with amenities including supermarkets, hairdressers and other shops. The property is also ideally located for travel out of town with the A1(M) just two minutes' drive away.

The property briefly comprises: entrance hallway, downstairs WC, living room, kitchen/diner, three bedrooms to the first floor, family bathroom and garden to the rear with detached single garage.

Entrance Hall

With door to the front, radiator and staircase to the first floor.

Downstairs Cloaks

Upvc double glazed window to the side, low level wc, wash hand basin and radiator.

Lounge

13'8 x 14'5 (4.17m x 4.39m)

Upvc double glazed window to the front, feature fireplace with electric fire, two radiators.

Kitchen/Diner

17'8 x 9'8 (5.38m x 2.95m)

Upvc double glazed window to the rear, fitted with a range of wall, base and drawer units, contrasting work

surfaces, stainless steel sink unit, electric hob, space for washer, space for fridge/freezer, under stairs storage, radiator and french doors leading to garden.

Kitchen/Diner

First Floor

Landing. With radiator and access to the loft.

Bedroom 1

11'7 x 9'9 (3.53m x 2.97m)

Upvc double glazed window to the rear, wardrobes and radiator.

Bedroom 2

13'6 x 8'7 (4.11m x 2.62m)

Upvc double glazed window to the rear, wardrobes and radiator.

Bedroom 3

8'11 x 8'5 (2.72m x 2.57m)

Upvc double glazed window to the front and radiator.

Bathroom

Upvc double glazed window to the rear, fitted with a white suite comprising panelled bath with shower over and shower screen, low level wc, wash hand basin and radiator.

Externally

To the front of the property is a garden laid to lawn.

To the rear the garden is laid to lawn with paved path leading to the garage.

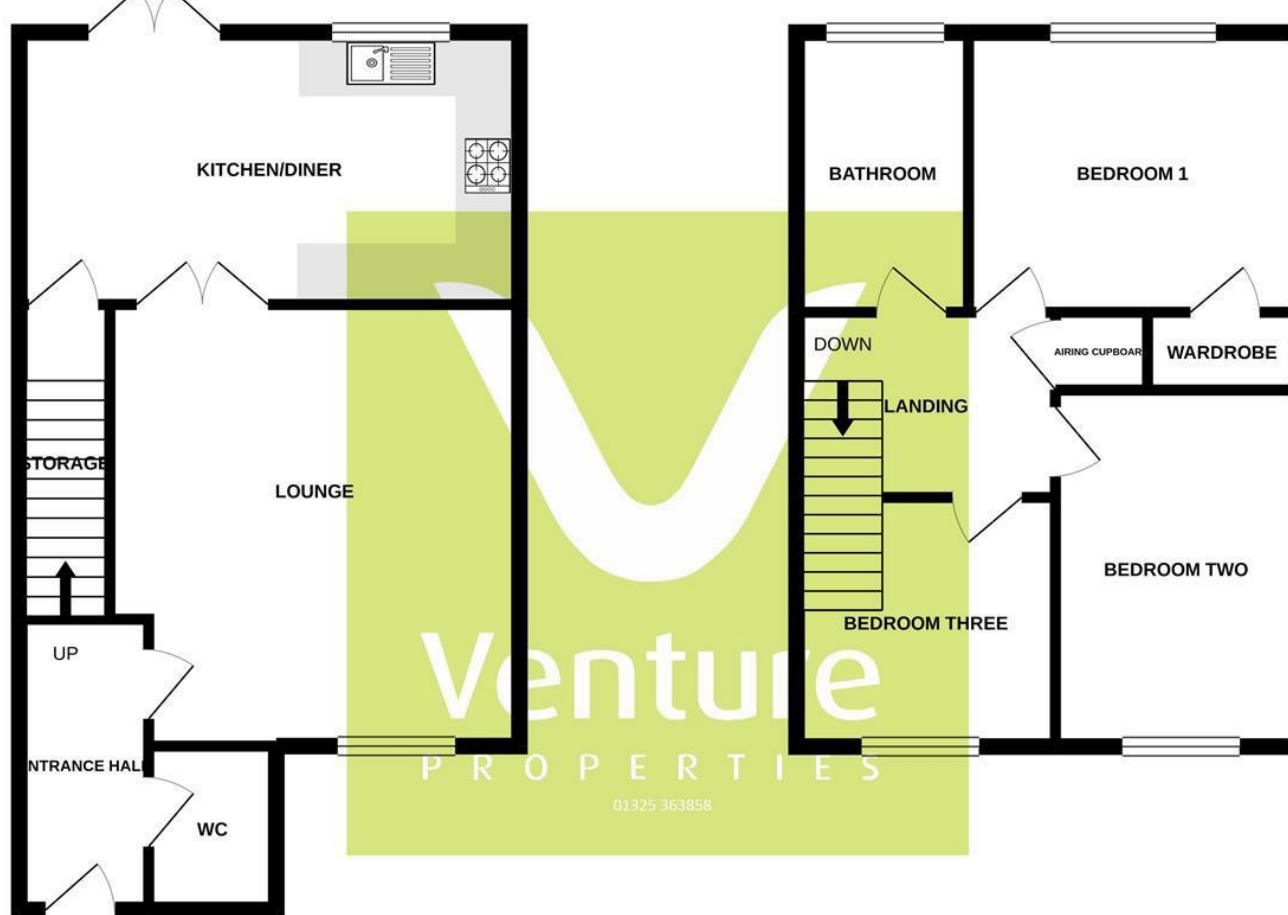
Council Tax

Band C

Tenure

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



TOTAL FLOOR AREA : 951 sq.ft. (88.3 sq.m.) approx.

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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