Neville Road

Darlington DL3 8HZ

£280,000

Venture
PROPERTIES

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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Neville Road

Darlington DL3 8HZ

x 3 x 1 x 2

- Three Bedroom Semi-Detached Property
- Garage To the Rear
- Council Tax Band D
- Sought After West End Location In Darlington
- Within Close Proximity to Well Regarded Schools
- EPC Rating E
- Off Street Parking
- Gardens to Front & Rear
- Well Presented

Located in the desirable West End of Darlington, this charming three-bedroom semi-detached house offers a perfect blend of comfort and convenience. The property boasts two spacious reception rooms, providing ample space for both relaxation and entertaining guests. Each of the three bedrooms are generously sized, ensuring that everyone has their own comfortable retreat.

The house features a well-appointed bathroom, catering to the needs of a modern family. One of the standout features of this property is the large rear garden, which not only offers a delightful outdoor space for children to play or for hosting summer barbecues but also includes a garage for additional storage or parking.

With parking available for two vehicles, this home is ideal for families or professionals who require easy access to local amenities and transport links. The West End location is particularly appealing, known for its friendly community and proximity to schools, parks, and shops.

This semi-detached house is a wonderful opportunity for those seeking a family home in a sought-after area. With its spacious interiors and lovely garden, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this delightful property your own.

Entrance Hall
Upvc door to front, staircase to first floor landing and storage cupboard.

Lounge
11'10 x 11'5 (3.61m x 3.48m)
Upvc double glazed bow window to front, fireplace with electric fire and radiator.

Dining Room
12'8 x 11'10 (3.86m x 3.61m)
Upvc double glazed bow window to rear, wall mounted electric fire and radiator.

Kitchen
14'6 x 8 (4.42m x 2.44m)
Upvc double glazed window to side, fitted wall, base and drawer units, stainless steel sink with mixer tap, four ring gas hob and oven with extractor over. Integrated dishwasher and fridge freezer with space for a washing machine and tumble dryer. Radiator and upvc door to rear.

First Floor Landing
With access to the loft.

Bedroom One
11'10 x 11'5 (3.61m x 3.48m)
Upvc double glazed bow window to front and radiator.

Bedroom Two
12'8 x 11'10 (3.86m x 3.61m)
Upvc double glazed window to rear and radiator.

Bedroom Three
11'1 x 7'5 (3.38m x 2.26m)
Upvc double glazed window to rear and radiator.

Bathroom
Upvc double glazed obscure window to front, bath with shower over and screen, wash hand basin and radiator.

Separate W.C
Window to side and w.c.

Externally
To the front there is a front garden, driveway providing off street parking and double gated access to the rear.
To the rear is a single detached garage and enclosed garden which is mainly laid to lawn with a patio area.

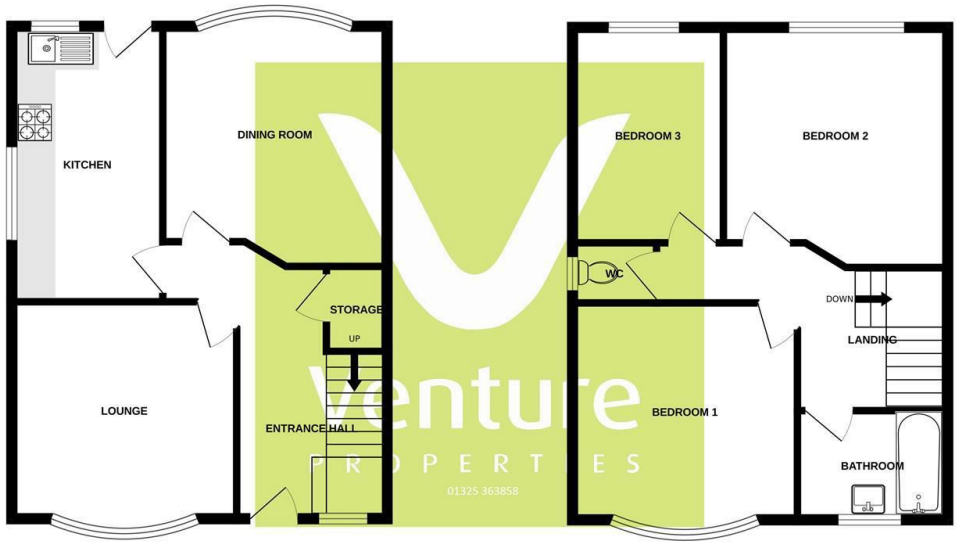
Tenure
Freehold

Property Details
Local Authority: Darlington
Council Tax Band: D
Annual Price: £2,494
Conservation Area No
Flood Risk Very low
Floor Area 1,076 ft 2 / 100 m 2
Plot size 0.09 acres
Mobile coverage
EE
Vodafone
Three
O2
Broadband
Basic
14 Mbps
Superfast
80 Mbps
Ultrafast
1800 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

GROUND FLOOR

1ST FLOOR



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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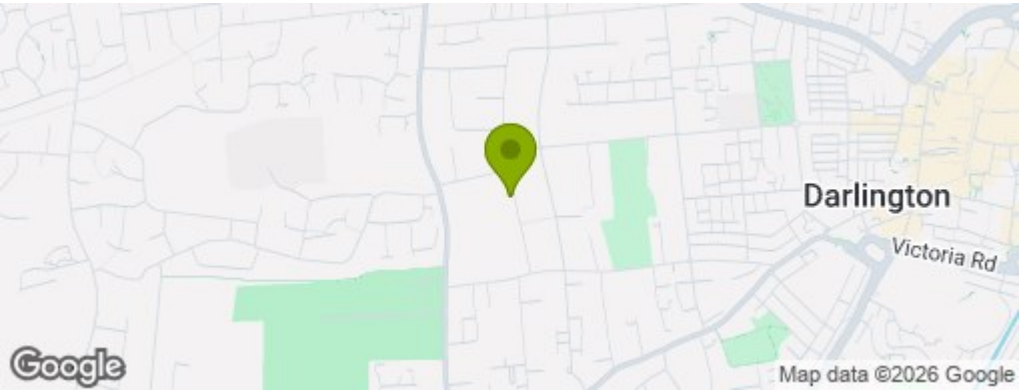

Property Information

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