

Main Road

Darlington DL2 3BE

Offers In The Region Of £340,000

Venture PROPERTIES









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Main Road

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- Three Bedroom Semi-Detached Property
- Original Features
- Popular Gainford Village Location
- Stunningly Spacious Rooms & Grounds
- Ample Off Street Parking & Carport
- Situated on the North Bank of the River Tees
- No Onward Chain
- The Perfect Family Home
- Council Tax Band D

Welcome to 'Carpe Diem', Main Road in the charming village of Gainford, Darlington, this beautifully presented semi-detached house offers an ideal family home. With three spacious bedrooms, this property is perfect for those seeking comfort, style and plenty of space in a tranquil setting.

Upon entering, you will find two inviting reception rooms for relaxation and entertaining. The layout is designed to accommodate family life, with a well-appointed, well equipped bathroom ensuring convenience for all.

The extensive grounds surrounding the property offer delightful outdoor spaces, perfect for children to play or for hosting summer gatherings. The house retains some original features, adding character and charm to the modern living experience.

Parking is a breeze with space available for multiple vehicles, making it practical for families.

This semi-detached home is not just a property; it is a lifestyle choice, set in a picturesque village that boasts a sense of community and peace. If you are looking for a spacious and well-presented family home, this residence on Main Road is certainly worth considering.

Entrance Hall
Upvc door to side with original stained glass panels, part panelled walls and staircase to first floor landing with storage cupboard under. Radiator.

Ground Floor Cloaks
Circular, stained glass window to front, wash hand basin and low level w.c with storage cupboard.

Reception Room One
15'06 x 13'11 (4.72m x 4.24m)
Double glazed bay window to front, and circular stained glass window to side, coving to ceiling, feature fireplace with inset gas fire, marble back and hearth. Two radiators.

Reception Room Two
24'10 x 11'09 (7.57m x 3.58m)
Upvc double glazed bay window to front, coving to ceiling, feature fireplace with inset gas fire, three radiators and double doors to rear.

Kitchen
16'08 x 9'03 (5.08m x 2.82m)
Two double glazed windows, one being a bay style. Fitted with a variety of wooden wall, base, drawer and glass fronted display units, including integrated wine rack. Newly installed Neff electric hob with fixed extractor over and deep pan drawers. Eye level oven and integrated microwave. Composite sink with mixer tap into bay window. Integrated fridge freezer, space for a table and chairs, coving to ceiling and part tiled walls.

Utility Room
8'06 x 7'03 (2.59m x 2.21m)
Composite door to side and window to rear. Fitted wall and base units with space for a washing machine and tumble dryer.

First Floor Landing
A walk around style landing with solid wood panel balustrade. Decorative arches leading to rooms, radiator and window to side.

Bedroom One
15'07 x 13'10 (4.75m x 4.22m)
Double glazed bay window to front, fitted wardrobes and display unit. Radiator.

Bedroom Two
13'01 x 10'07 (3.99m x 3.23m)
Double glazed window to front, fitted wardrobes and radiator.

Bedroom Three
11'08 x 8'03 (3.56m x 2.51m)
Double glazed window to rear and radiator.

Bathroom
Two double glazed windows to front and window to side, spacious room with impressively large bath, walk in double shower, wash hand basin in vanity and low level w.c. Spotlights to ceiling, radiator and part tiled walls.

Externally
To the front there is a generous garden being mainly laid to lawn, with well established shrubs and a driveway for off street parking, along with access to a car port and the rear garden.
To the rear you will find a generous outdoor space combing lawn areas with flower beds containing shrubs and plants. There is a detached garage with up and over door, power and light including an outside toilet. The property also includes the land to the side which is accessible from Eden Lane via double gates and provides another option for off street parking.

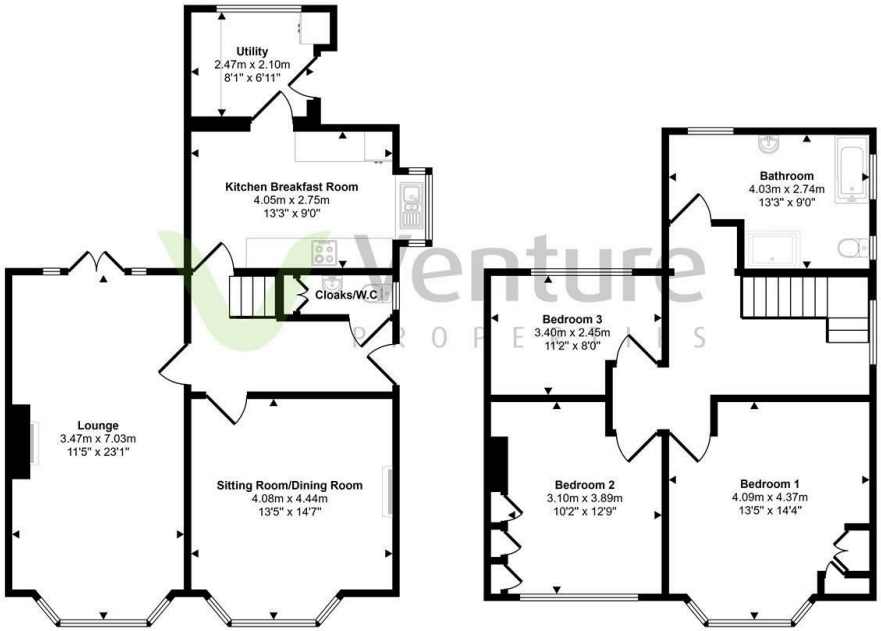
Tenure
Freehold

Property Details
Local Authority: Durham
Council Tax Band: D
Annual Price: £2,622
Conservation Area No
Flood Risk Very low
Floor Area 0 ft 2 / 0 m 2
Plot size 0.14 acres

Mobile coverage
EE
Vodafone
Three
O2
Broadband
Basic
18 Mbps
Superfast
80 Mbps
Ultrafast
8500 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.

Approx Gross Internal Area
133 sq m / 1428 sq ft



Ground Floor
Approx 71 sq m / 761 sq ft

First Floor
Approx 62 sq m / 667 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Property Information

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