



Burnet Drive

Darlington DL1 1HQ

Offers Over £185,000



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.



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.



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.



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.

Burnet Drive

Darlington DL1 1HQ



x 3



x 2



x 1

- Three Bedroom Semi-Detached Property
- Easy Access to Town Centre
- Council Tax Band B

- Off Street Parking
- Brilliant Travel & Transport Links
- Epc Rating B

- Immaculately Presented
- Priced To Sell
- Generous Rear Garden

Welcome to this immaculately presented three-bedroom semi-detached house located on Burnet Drive in the popular town of Darlington. Constructed by the reputable Keepmoat, this property comes with the added assurance of its remaining NHBC warranty, making it a secure choice for your next home.

As you step inside, you will find a spacious reception room that offers a warm and inviting atmosphere, perfect for both relaxation and entertaining. The modern design flows seamlessly throughout the home, ensuring that it is ready for you to move in without any hassle. The property boasts three well-proportioned bedrooms, with the main bedroom featuring a convenient en-suite bathroom, providing a private retreat for your comfort.

The house is complemented by a well-maintained garden, ideal for enjoying the outdoors or hosting gatherings with family and friends. For those with vehicles, the property includes two designated parking spaces, adding to the convenience of this lovely home.

Situated close to a variety of amenities, you will find everything you need within easy reach, from shops to schools and parks. This property is not just a house; it is a place where you can create lasting memories. Don't miss the opportunity to make this delightful home your own.

Entrance Hall

Composite door to front, staircase to first floor landing and radiator.

Lounge

12'05 x 15'00 (3.78m x 4.57m)

Upvc double glazed double doors to rear, radiator and storage cupboard.

Kitchen/Diner

15'02 x 8'04 (4.62m x 2.54m)

Upvc double glazed window to front, fitted with white wall, base and drawer units, contrasting worktops and sink with mixer tap. Four ring gas hob and oven with extractor over, integrated fridge freezer and washing machine. Plenty of space for a dining table and chairs.

Ground Floor Cloaks

Low level w.c, wash hand basin with tiled splashback and radiator.

First Floor Landing

Bedroom One

8'06 x 11'04 (2.59m x 3.45m)

Upvc double glazed window to rear, fitted wardrobes with sliding doors and radiator.

En-Suite

Shower cubicle, low level w.c, wash hand basin, vinyl flooring and radiator.

Bedroom Two

12'09 x 8'02 (3.89m x 2.49m)

Upvc double glazed window to front and radiator.

Bedroom Three

9'03 x 6'07 (2.82m x 2.01m)

Upvc double glazed window to front and radiator.

Family Bathroom

Upvc double glazed obscure window to rear, panelled bath with mixer and spray.

Low level w.c, wash hand basin, vinyl flooring, part tiled walls and radiator.

Externally

To the front there is a low maintenance lawn area with off street parking.

To the rear is an enclosed split level garden, with both lawn and patio areas.

Tenure

Freehold

Property Details

Local Authority: Darlington

Council Tax Band: B

Annual Price: £1,845

Conservation Area No

Flood Risk Very low

Floor Area 850 ft 2 / 79 m 2

Plot size 0.05 acres

Mobile coverage
EE
Vodafone
Three
O2
Broadband
Basic
5 Mbps
Superfast
70 Mbps
Ultrafast
10000 Mbps
Satellite / Fibre TV Availability
BT
Sky

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.



Property Information

01325 363858

45 Duke Street, Darlington, County Durham, DL3 7SD
sales@venturepropertiesuk.com