



## Turners View

Darlington DL2 2WJ

Offers Over £151,900

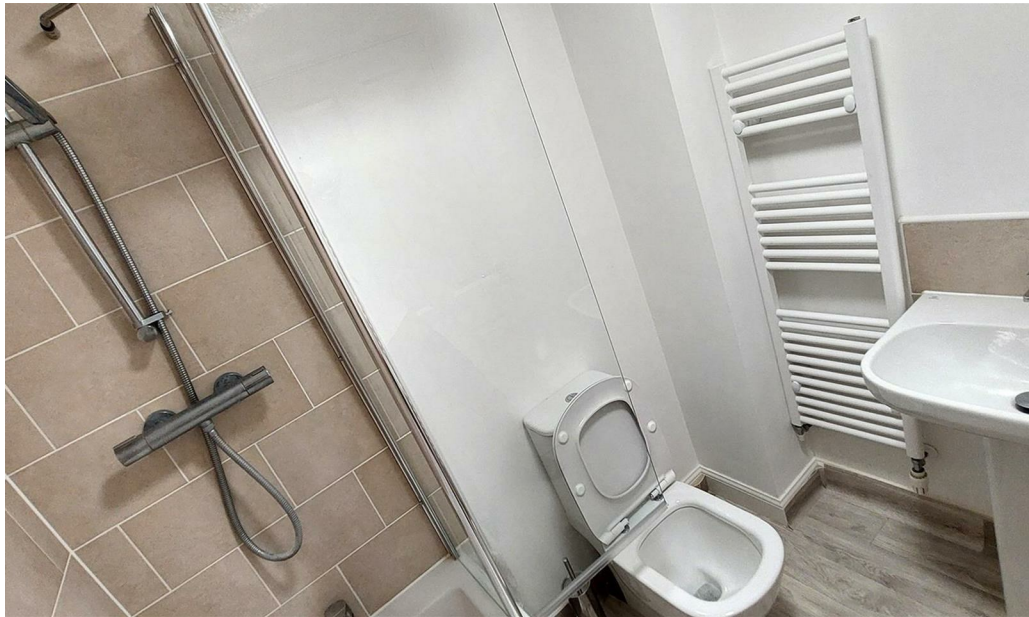






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# Turners View

## Darlington DL2 2WJ



- Two Bedroom Modern End Link
- NHBC Guarantee
- Parking To The Front For Two Cars

- South Facing Rear Garden
- Cloakroom/W.C.
- Modern Kitchen & Bathroom

- Modern Interior
- Council Tax Band
- West Park Location Close To Amenities

Welcome to this charming newly built two-bedroom end link house, nestled in the highly sought-after area of Turners View, Darlington. This delightful property is perfect for first-time buyers seeking a modern home in a convenient location.

As you enter, you will find a well-proportioned reception room that offers a warm and inviting space for relaxation and entertaining. The property features two comfortable bedrooms, providing ample space for rest and personalisation. The bathroom is thoughtfully designed, ensuring both functionality and comfort for everyday living.

One of the standout features of this home is the generous south-facing rear garden, which is perfect for enjoying sunny days and outdoor activities. Additionally, the property includes a convenient downstairs cloakroom/WC, adding to the practicality of the living space.

Situated in the popular West Park area, this home is ideally located close to local amenities, making daily errands a breeze. Furthermore, the A1 motorway is just minutes away, providing excellent transport links for those commuting or exploring the wider region.

This property presents an excellent opportunity for those looking to step onto the property ladder in a vibrant community. With its modern features and prime location, this home is not to be missed. We invite you to come and experience the charm of this lovely house for yourself.

### Entrance Hallway

With front door, stairs to the first floor and access into all rooms at ground floor level.

### Lounge

14'1" x 12'9" (4.3 x 3.9)

Situated to the rear of the property been a good sized reception room with gas central heating radiator, double glazed French doors leading out to the pleasing south facing rear garden and useful store cupboard. There are additional electric sockets.

### Cloakroom/W.C

With a white suite comprising low-level WC, wash hand basin and radiator.

### Kitchen

5'6" x 9'10" (1.7 x 3.0)

A modern kitchen situated to the front of the property with integrated gas hob and electric oven with overhead extractor unit, plumbing for an automatic washing machine, space for fridge freezer, part tiled walls and double glazed window to front elevation. There are additional electric sockets.

### First Floor

Landing area.

### Bedroom One

7'10" x 12'5" (2.4 x 3.8)

Situated to the rear of the property with double glazed window and gas central heating radiator.

### Bedroom Two

12'5" x 8'6" (3.8 x 2.6)

Situated to the front of the property with double glazed window gas and treating radiator and store cupboard.

### Bathroom/W.C

5'2" x 5'10" (1.6 x 1.8)

With a modern suite comprising panel bath with overhead shower, pedestal wash handbasin, low-level WC and gas central heating radiator.

### Externally

The home is situated on the newly developed West Park location close to local amenities with excellent walkways across countryside. The property has parking to the front of the property, water tap and side access leading to a pleasing Rio south facing garden. Th rear garden is deceptively spacious and mainly laid to lawn, water tap, two waterproof electric sockets and junction box for additional power and lighting.

### Tenure

Freehold

### 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 Details

Local Authority: Darlington

Council Tax Band: B

Annual Price: £1,845

Conservation Area No

Flood Risk Very low

Floor Area 613 ft 2 / 57 m 2

Plot size 0.03 acres

Broadband

Basic

7 Mbps

Superfast

41 Mbps

Ultrafast

10000 Mbps

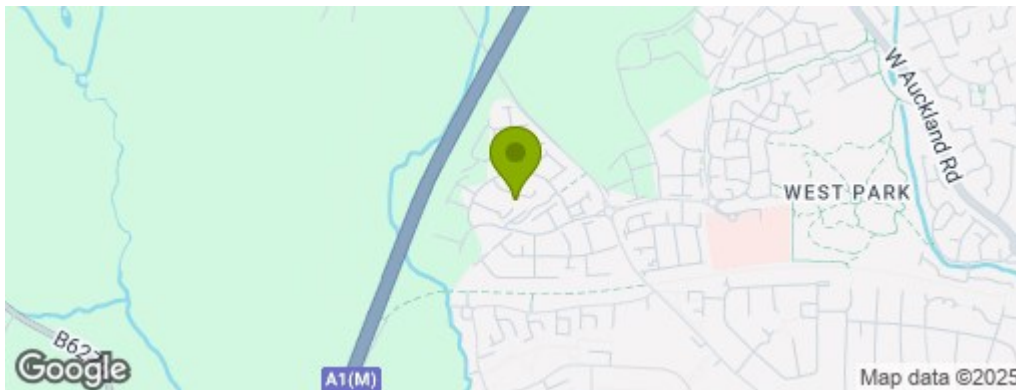
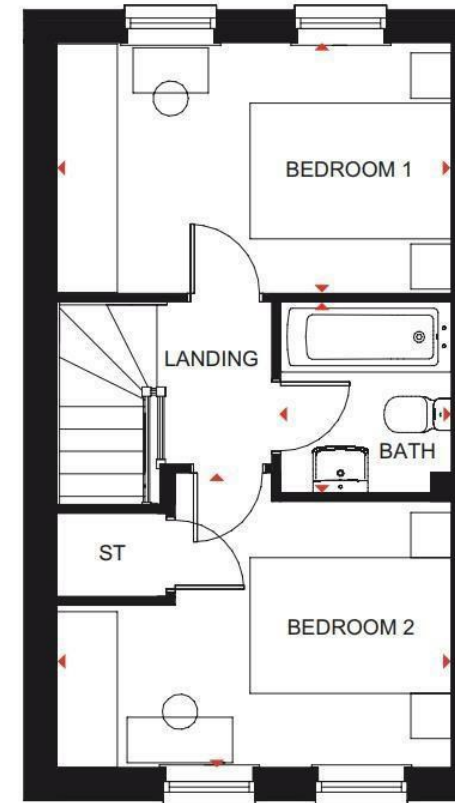
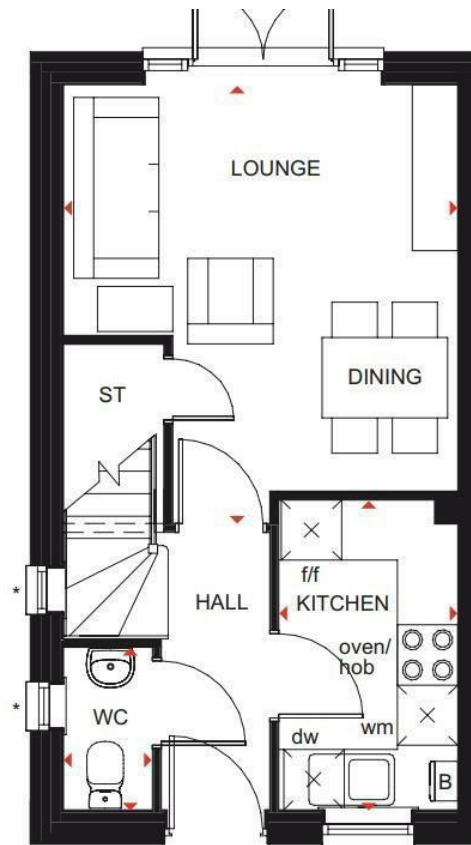
Satellite / Fibre TV Availability

BT

Sky

Virgin

[www.venturepropertiesuk.com](http://www.venturepropertiesuk.com)



## Property Information

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