



5 Montrose Avenue

Darland, ME5 7HU

Offers in excess of £325,000



Although in need some updating, this three bedroom period home boasts deceptively spacious accommodation and an enviable location. The welcoming hallway leads to a practical sized lounge, separate dining room, kitchen and a fantastic sized conservatory, complimented by a useful downstairs WC. Upstairs comprises of a good sized landing, two double bedrooms (the master benefitting from wall to wall fitted wardrobes), an additional single and bathroom.

Externally, ample parking is offered via a driveway to the front, and garage to rear. A hardstand area to the rear, accessed via secure gates, offers even more potential for additional cars, or garden use.

Located in the ever popular Darland banks area which offers outstanding beauty and nature walks, and also situated close to local shops, restaurants and schools. A fantastic home with bundles of potential and popular period features! NO CHAIN.



Door To
Hallway

Lounge
14' x 13'3 (4.27m x 4.04m)

Dining Room
12'3 x 11'3 (3.73m x 3.43m)

Kitchen
11'9 x 7'4 (3.58m x 2.24m)

Conservatory
15'1 x 12'4 (4.60m x 3.76m)

W.C

Stairs Up From Hallway

Landing

Bedroom 1
12'3 x 9'4 (3.73m x 2.84m)

Bedroom 2
12'4 x 9'9 (3.76m x 2.97m)

Bedroom 3
7'8 x 6'8 (2.34m x 2.03m)

Bathroom
7'8 x 6'8 (2.34m x 2.03m)

Garden

Garage
16'6 x 8'9 (5.03m x 2.67m)

Important Notice -
Pollard Estates, their clients and any joint agents state that these particulars are for guidance only and do not form part of any offer or contract.
No representation or warranty is given, and no employee has authority to do so.

Measurements, photographs and plans are approximate and for illustrative purposes only.

It should not be assumed that the property has all necessary planning, building regulation or other consents.

Services, appliances and systems have not been tested. Buyers must satisfy themselves by inspection or other means.

Tenure, ground rent, service charges and other leasehold details are provided by the seller and must be verified by a solicitor.

Any changes to charges or terms should be confirmed independently. Purchasers will be required to provide identification under current Money Laundering Regulations before an offer can be accepted. Personal data supplied during the enquiry or offer process will be handled in accordance with our privacy policy.

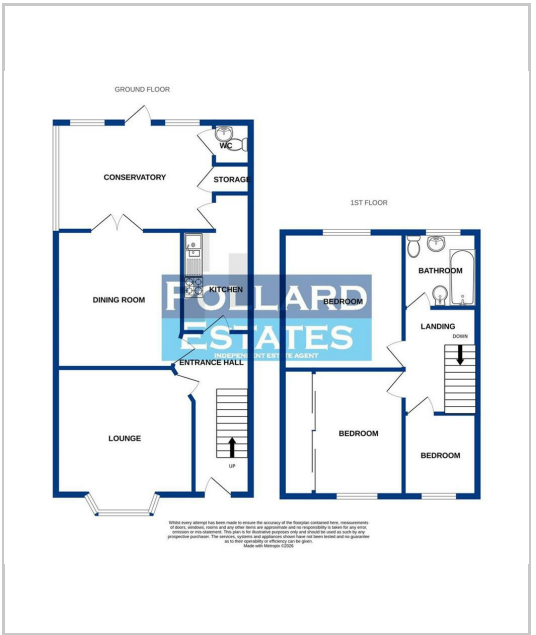
Hardstand To Rear For Additional Parking

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.

Area Map



Floor Plans



Energy Efficiency Graph

