Ridgewood Close

Darlington DL1 4TE

£195,000

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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Darlington DL1 4TE

x 3 x 3 x 2

- Three Bedroom Detached Property
- Council Tax Band C
- Moorfield Area of Darlington
- EPC Rating C
- Off Street Parking

A fantastic three bedroom detached property in excellent condition located in the ever popular location of Moorfields. The property benefits from gas central heating, double glazing, and superb high specification fittings. The property is contemporary in style, bright and spacious and viewing is highly recommended. Briefly comprising: entrance hall, lounge, dining room, cloakroom/WC, breakfast kitchen, first floor with three double bedrooms (master boasting en suite) and family bathroom. Externally there are gardens to the front and rear.

Entrance Porch
Door to front and access to the Lounge.

Lounge
15'8 x 11'11 (4.78m x 3.63m)
Window to front and access to the dining room, kitchen and inner hallway.

Dining Room
16'3 x 8'4 (4.95m x 2.54m)
Window to front and laminate flooring

Kitchen
10'11 x 12'11 (3.33m x 3.94m)
Fitted wall, base and drawer units with contrasting worktops.

Inner Hallway
Stairs to first floor landing with storage cupboard under.

First Floor Landing
With staircase windows to side and rear and storage cupboard.

Bedroom One
10'10 x 13'11 (3.30m x 4.24m)
Window to front and access to en-suite shower room.

En-Suite
Obscure window to side, shower cubicle, wash hand basin and low level w.c

Bedroom Two
13'3 x 8'11 (4.04m x 2.72m)
Window to front

Bedroom Three
7'6 x 11'3 (2.29m x 3.43m)
Window to rear

Bathroom
Obscure window to rear, panelled bath, wash hand basin and low level w.c.

Externally

Tenure
Freehold

Property Details
Local Authority: Darlington
Council Tax Band: C
Annual Price: £2,217
Conservation Area No
Flood Risk Very low
Floor Area 1,033 ft 2 / 96 m 2
Plot size 0.07 acres
Mobile coverage
EE
Vodafone
Three
O2
Broadband
Basic
4 Mbps
Superfast
80 Mbps
Ultrafast
10000 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.

TOTAL FLOOR AREA : 1212 sq.ft. (112.6 sq.m.) approx.

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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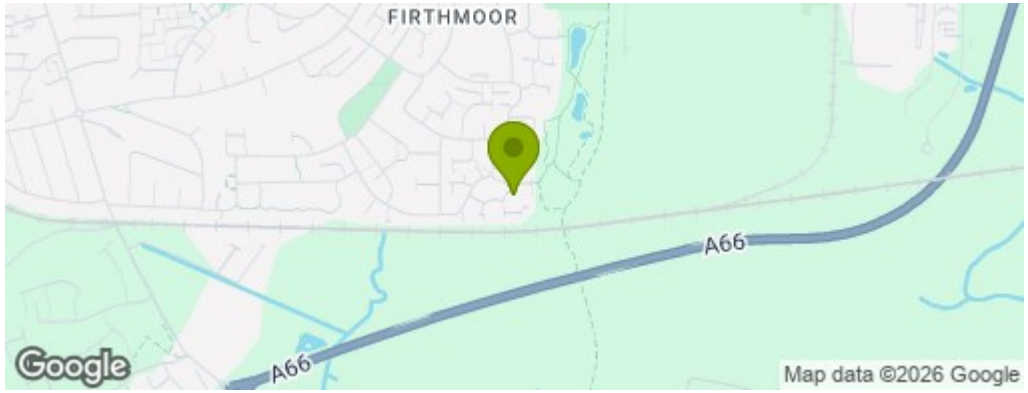

Property Information

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