



Estoril Road

Darlington DL1 4ND

Offers Over £150,000





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.



Estoril Road

Darlington DL1 4ND



- Two Bedroom Semi-Detached property
- Off Street Parking & Detached Garage
- With Walking Distance to Schools and Amenities

- Eastbourne Area of Darlington
- Enclosed Rear Garden
- Council Tax Band A

- Very Well Presented Throughout
- Close to Travel and Transport Links
- EPC Rating D

Situated on Estoril Road in the popular town of Darlington, this well-presented semi-detached house offers a delightful blend of comfort and convenience. With two spacious bedrooms and a welcoming reception room, this property is perfect for small families or couples seeking a tranquil home.

The modern fitted kitchen/diner is a standout feature, providing an ideal space for both cooking and entertaining. Additionally, the utility room adds practicality to daily living, ensuring that chores are easily managed. The property boasts a driveway and a garage, offering ample parking and storage solutions, while the gardens provide a lovely outdoor space for relaxation or gardening enthusiasts.

Situated in the desirable Eastbourne area, this home is conveniently located near retail parks, schools, and the railway station, making it an excellent choice for those who value accessibility and community amenities. With no onward chain, this property is ready for you to move in and make it your own. Whether you are a first-time buyer or looking to downsize, this semi-detached house presents a wonderful opportunity to enjoy a comfortable lifestyle in this neighbourhood.

Lounge

15'1 x 10'9 (4.60m x 3.28m)

Upvc double glazed bow window to front, feature fireplace and panelled feature wall, radiator.

Kitchen

15'1 x 10'9 (4.60m x 3.28m)

Entrance door to side, two double glazed windows to side and rear, staircase to first floor landing.

The kitchen has white gloss wall, base and drawer units with contrasting worktops. Composite sink with mixer tap and spray, integrated electric ceramic hob and oven with extractor over. There is also an integrated, eye level microwave. Under stairs storage cupboard that could be utilised as a pantry, ample space for a dining table and chairs, wood style flooring and open access to the utility area.

Utility Room

8'2 x 7'5 (2.49m x 2.26m)

Two Upvc double glazed windows to side and door to rear. Wall units with worktop and space for a washing machine and fridge freezer under. Radiator.

First Floor Landing

Bedroom One

15'1 x 10'9 (4.60m x 3.28m)

Upvc double glazed bow window to front, fitted wardrobes, panelled feature wall and radiator.

Bedroom Two

10'7 x 9'3 (3.23m x 2.82m)

Upvc double glazed window to rear, double storage cupboard, panelled feature wall and radiator.

Bathroom

Upvc double glazed obscure window to rear, panelled bath with shower over and screen, wash hand basin and low level w.c. Pvc panelled walls.

Externally

To the front there is a low maintenance lawn area and driveway providing off street parking with gated access to the rear.

To the rear is an enclosed garden with a raised decking area and access to the detached single garage.

Tenure

Freehold

Property Details

Local Authority: Darlington

Council Tax Band: A

Annual Price: £1,663

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

C2

Broadband

Basic

7 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

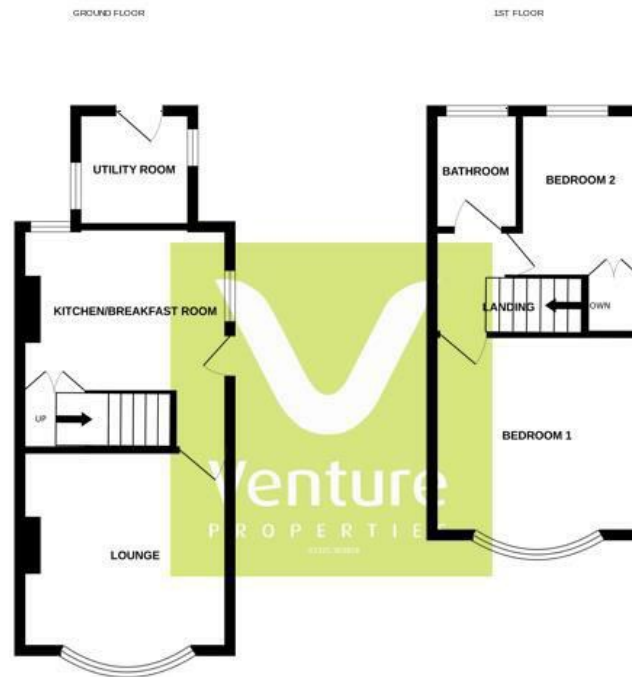
BT

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



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurement of floor, window, doors and any other items are approximate and no responsibility is taken for any error or omission in this document. The plan is for guidance only and does not constitute a contract or any other proprietary position. The plan is for guidance only and does not constitute a contract or any other proprietary position. No liability is accepted for any error or omission in this document. No liability is accepted for any error or omission in this document.



Property Information

01325 363858

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