



South Terrace

Darlington DL1 5JA

£250,000





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# South Terrace

Darlington DL1 5JA



- Four Bedroom Town House
- Perfect Family Home
- Epc Rating E

- Gardens to Front and Rear
- Very Well Maintained

- Close to Amenities
- Council Tax Band C

Venture Properties are delighted to offer to the market, this delightful, spacious and superbly presented four bedroom town house. Situated within easy reach of the town centre, train station, popular schools and much more, the property also boasts a view of a cricket field.

This generous period property has been lovingly maintained to a high standard and benefits from a lounge, dining room, kitchen/breakfast room and utility to the ground floor. To the first floor there are three spacious bedrooms, the main bedroom having an en-suite shower room. You will find the fourth bedroom on the second floor which is a loft converted with skylights.

Externally to the front of the property is an forecourt garden with gated pedestrian access. There is a direct view of Darlington Cricket Club's playing field and Resident parking is available.

To the rear is an enclosed yard with access to the rear lane.

This stunning property would suit a wide variety of potential purchasers and viewing comes highly recommended.

Please contact our office to arrange a viewing.

## Entrance Porch

Door to front and tiled floor.

## Entrance Hall

Staircase to first floor landing with storage under and radiator.

## Lounge

15'2 x 12'9 (4.62m x 3.89m)

Bay window to front, deep coving to ceiling, feature fireplace with gas fire and radiator.

## Kitchen

13'7 x 8'7 (4.14m x 2.62m)

Window to side, fitted with base and drawer units, stainless steel twin sink. There is a tiled recess for a Range style cooker with extractor over. Space for a dishwasher. Spotlights to ceiling, part tiled walls and floor.

Open plan to Breakfast Room.

## Dining Room

13'6 x 10'5 (4.11m x 3.18m)

## Breakfast Room

6'3 x 9'2 (1.91m x 2.79m)

Double glazed French doors and Velux window to rear, deep coving to ceiling, spotlights to ceiling and tiled floor.

## Utility Room

Fitted with wall, base and drawer units, stainless steel sink with mixer tap and space for a washing machine. Spotlights to ceiling and cupboard housing boiler. Tiled floor/

## First Floor Landing

Skylight to ceiling, original leaded window and access door to stairs leading to second floor.

## Bedroom One

12'8 x 10'7 (3.86m x 3.23m)

Window to front, coving to ceiling original fireplace and radiator.

## En-Suite

Obscure window to front, shower cubicle, w.c, wash hand basin and storage area. Part tiled walls, tiled floor and radiator.

## Bedroom Two

13'5 x 10'6 (4.09m x 3.20m)

Window to rear and radiator.

## Bedroom Three

8'6 x 8'8 (2.59m x 2.64m)

Window to rear, part panelled wall and radiator.

## Bathroom

Double glazed obscure window to side, panelled bath with shower over and screen, low level w.c, wash hand basin, part tiled walls and tiled floor.

## Second Floor

## Bedroom Four/Loft Room

15'5 x 15'7 (4.70m x 4.75m)

Velux windows to front and rear with access into eaves. Radiator.

## Externally

To the front is a forecourt with borders. There is resident parking.

To the rear is an enclosed yard with access to rear lane.

## Tenure

Freehold

## Property Details

Local Authority: Darlington

Council Tax Band: C

Annual Price: £2,108

Conservation Area Nb

Flood Risk Low

Floor Area 1,603 ft 2 / 149 m 2

Plot size

0.03 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

16 Mbps

Superfast

80 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability

BT

Sky

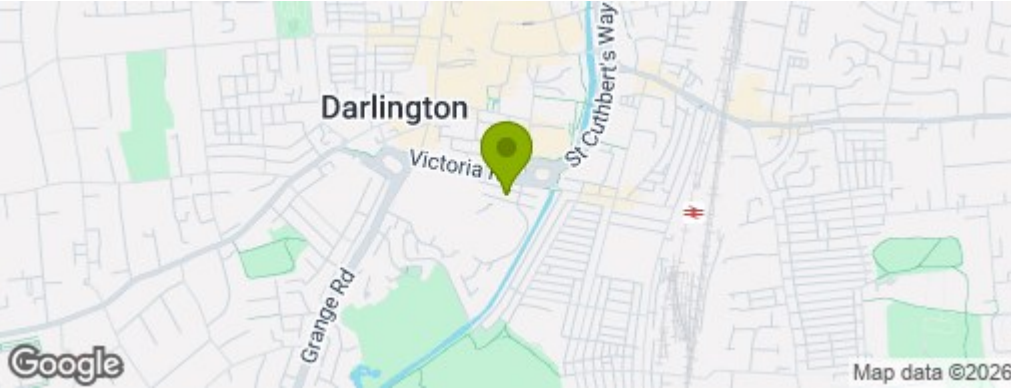
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## Note

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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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