



Paton Way

Darlington DL1 1LP

Offers Over £200,000





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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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Darlington DL1 1LP



- Three Bedroom Property
- Generous Garden to Rear
- Council Tax Band D

- Eastbourne Area of Darlington
- Close to Retail Parks and Amenities
- EPC Rating B

- Off Street Parking & Garage
- Easy Access to Travel & Transport Links

Welcome to Paton Way in Darlington. This delightful property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. The house features two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with loved ones.

The property includes a well-appointed kitchen and bathroom that creates practicality to all. One of the standout features of this property is the generous rear garden, providing a wonderful outdoor space for relaxation, gardening, or children's play. At present a blank canvas to be designed to your specific taste.

For those with vehicles, the property offers off-street parking along with a garage, adding to the convenience of daily life.

Situated close to local amenities, this home is perfectly positioned for easy access to shops, schools, and recreational facilities, making it an excellent choice for those who value both comfort and convenience.

This delightful house on Paton Way is a fantastic opportunity for anyone looking to settle in a welcoming community in Darlington. Don't miss your chance to make this lovely property your new home.

Entrance Hallway

Door to front, staircase to first floor landing with storage cupboard under and radiator.

Kitchen

Upvc double glazed window to front, fitted with wall, base and drawer units, stainless steel sink with mixer taps, four ring gas hob with oven and extractor over. Space for a washing machine, dishwasher and fridge freezer.

Lounge

Upvc double glazed window to front, radiator and French doors to rear.

First Floor Landing

With access to loft and radiator.

Bedroom One

Two Upvc double glazed windows to front and rear and radiator.

En-Suite

Upvc double glazed obscure window, shower cubicle, wash hand basin, low level w.c and radiator.

Bedroom Two

Two Upvc double glazed window to front and radiator.

Bedroom Three

Upvc double glazed window to rear and radiator.

Bathroom

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

Externally

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

To the rear is a generous enclosed garden which is mainly laid to lawn with patio area.

Tenure

Freehold

Property Details

Local Authority: Darlington
Council Tax Band: D
Annual Price: £2,494
Conservation Area No
Flood Risk Very low
Floor Area 968 ft 2 / 90 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

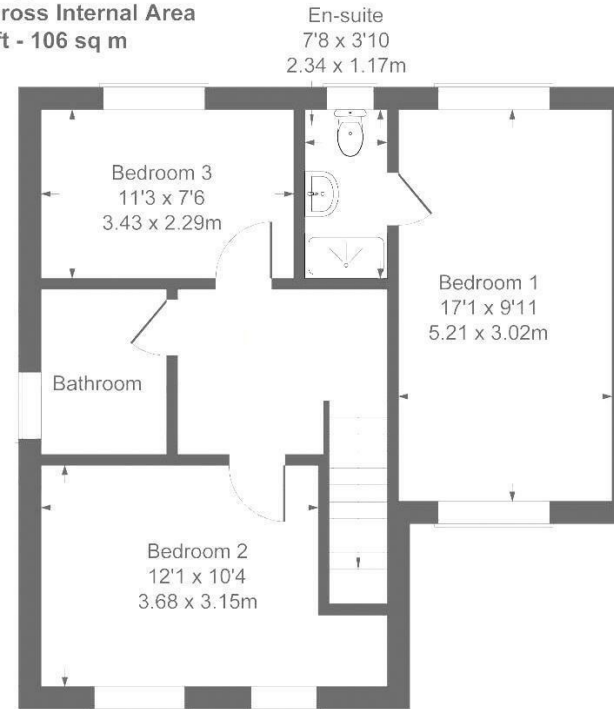
Note

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.

Approximate Gross Internal Area
1140 sq ft - 106 sq m

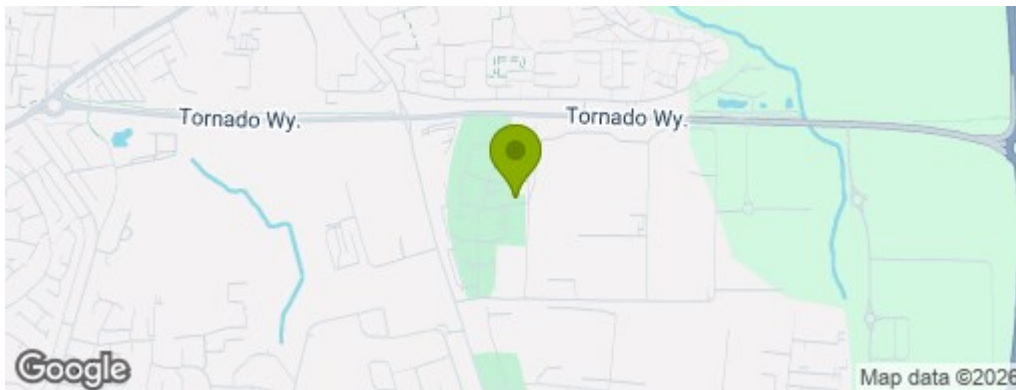


GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



Property Information

01325 363858

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