



Thompson Street West

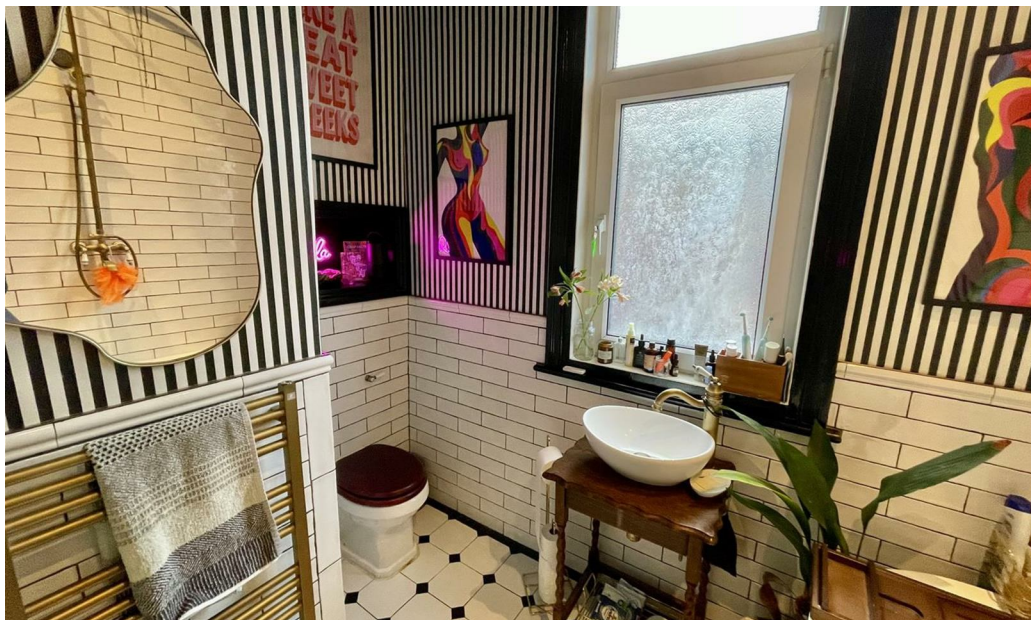
Darlington DL3 0HH

Offers Over £165,000





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.



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.



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.



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.

Thompson Street West

Darlington DL3 0HH



- Three Bedroom Terraced Property
- Very Well Presented Throughout
- EPC Rating C

- Harrowgate Hill Area of Darlington
- Ready to Move Into
- External Bar & W.C

- Garage to Rear & Decorative Garden
- Council Tax Band B
- Close to Shops and Schools

Welcome to Thompson Street West in the delightful town of Darlington, this beautifully presented terraced house offers a delightful blend of comfort and convenience. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The two reception rooms provide ample room for relaxation and entertaining, making it an ideal setting for both quiet evenings and lively gatherings.

The house boasts a well-maintained garden, complete with a bar and a convenient W.C. at the rear, perfect for enjoying summer evenings or hosting friends. The outdoor space is a wonderful addition, allowing for both leisure and entertainment in a private setting.

This property is ready to move into, ensuring a smooth transition for its new owners. Its prime location means you are just a stone's throw away from local amenities, making daily errands and leisure activities easily accessible.

With a garage to the rear, this home combines practicality with a welcoming atmosphere. If you are looking for a well-presented, three-bedroom home in Darlington that offers both comfort and convenience, this property is not to be missed.

Entrance Hall

Upvc door to front and original tiled flooring. Staircase to first floor landing with storage under and radiator.

Lounge

12'11 x 12'11 (3.94m x 3.94m)

Upvc double glazed bay window to front, decorative deep coving to ceiling, open fireplace, engineered wood flooring and radiator.

Dining Room

12'10 x 10'9 (3.91m x 3.28m)

Upvc double glazed double doors to rear, engineered wood flooring and radiator.

Kitchen

175 x 9'4 (5.31m x 2.84m)

Two Upvc double glazed windows to side, fitted with wall, base and drawer units with integrated feature display unit. Composite sink with mixer tap and recessed Range style cooker with extractor over, lighting and tiled splashback. Space for a washing machine and American style fridge freezer. Spotlights and led feature lighting to ceiling. Door to side.

First Floor Landing

Storage cupboard.

Bedroom One

172 x 17'10 (5.23m x 5.44m)

Upvc double glazed window to front, coving and spotlights to ceiling, original fireplace and radiator.

Bedroom Two

17'11 x 10'8 (5.46m x 3.25m)

Upvc double glazed window to rear, original fireplace and radiator.

Bedroom Three

9'3 x 8'6 (2.82m x 2.59m)

Upvc double glazed window to rear and radiator.

Bathroom

Upvc double glazed obscure window to side, bath with shower over, low level back to wall w.c, bowl style wash hand basin and radiator. Storage cupboard, part tiled walls and tiled floor.

Externally

To the front is an enclosed forecourt with gated entry.

To the rear is a large enclosed garden which includes lawn, patio and decking areas. There are two storage outhouses one of which is currently being used as a Bar. The other is a functioning w.c. Garage and gated access to rear lane.

Tenure

Freehold

Property Details

Local Authority: Darlington

Council Tax Band: B

Annual Price: £1,845

Conservation Area No

Flood Risk Very low

Floor Area 0 ft 2 / 0 m 2

Plot size 0.06 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

10 Mbps

Superfast

80 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability

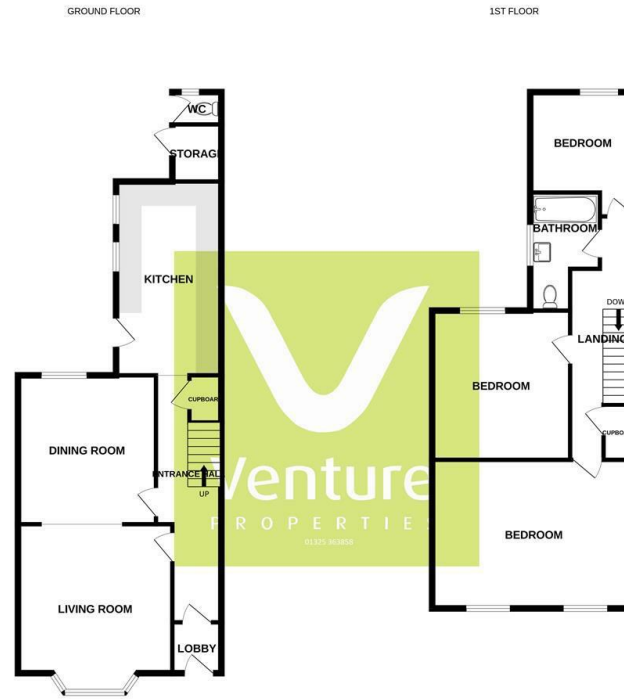
BT

Sky

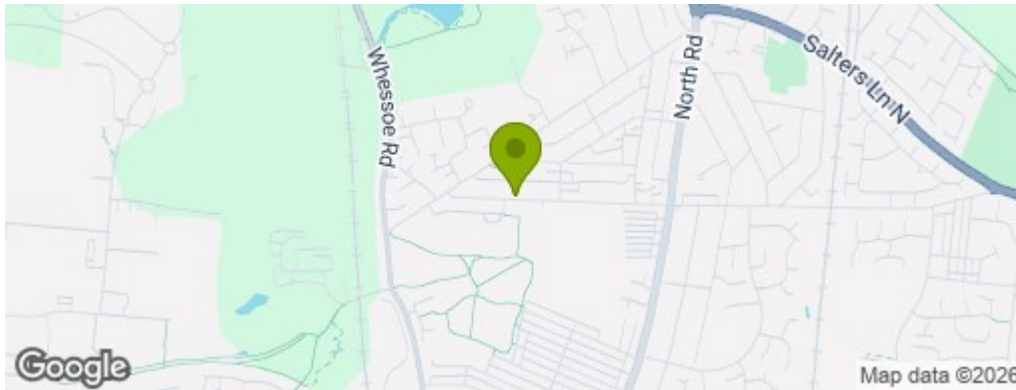
Virgin

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



Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, fixtures and any other items are approximate and the 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.
Made with Ventura 02026



Property Information

01325 363858

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