



Faversham Park

Darlington DL3 0UN

£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 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.



Faversham Park

Darlington DL3 0UN



- Two Bedroom Semi Detached Property
- Garden To Front & Rear
- Council Tax Band B

- Ample Off Street Parking
- Close To Local Amenities
- EPC Rating D

- Modern Fixtures & Fittings
- Good Transport Links
- Viewing Recommended

Welcome to Faversham Park, this delightful two-bedroom semi-detached house offers a perfect blend of comfort and convenience. The property features a welcoming reception room, ideal for relaxing or entertaining guests. With two well-proportioned bedrooms, it provides ample space for a small family or professionals seeking a peaceful retreat.

The house boasts well-maintained gardens to both front and rear, providing a lovely outdoor space for gardening enthusiasts or those who simply enjoy the fresh air. The property also benefits from generous off-street parking.

Situated in the desirable High Grange area, residents will appreciate the proximity to West Park Nature Reserve, perfect for leisurely walks and enjoying the beauty of nature. Along with the up and coming Faverdale Retail Park. This location combines the tranquillity of suburban living with easy access to local amenities, making it an ideal choice for those looking to settle in a friendly community.

In summary, this semi-detached house in Faversham Park is a wonderful opportunity for anyone seeking a comfortable home in a picturesque setting. With its ample parking, lovely gardens, and close proximity to nature and amenities it is sure to appeal to a variety of buyers.

Entrance Hall

With composite door to side and window to front, staircase to first floor landing and radiator.

Lounge

15'10 x 9'10 (4.83m x 3.00m)

Upvc double glazed window to front, coving to ceiling, feature fireplace with inset electric fire and radiator.

Kitchen/Diner

12'10 x 9'10 (3.91m x 3.00m)

Upvc double glazed window to rear and French doors to rear. Fitted range of medium oak wall, base and drawer units with contrasting work surfaces. Stainless steel sink unit with mixer taps, four ring gas hob and oven with extractor over, space for fridge and freezer, space for washing machine, space for table and chairs. part tiled walls and laminate floor.

First Floor Landing

With storage cupboard and access to part boarded loft.

Bedroom One

9'11 x 9'10 (3.02m x 3.00m)

Upvc double glazed window to front, coving to ceiling, built in wardrobe and radiator.

Bedroom Two

12'11 x 7'7 (3.94m x 2.31m)

Upvc double glazed window to rear, coving to ceiling and radiator.

Bathroom

Upvc double glazed obscure window to side, panelled bath with shower over and screen, wash hand basin and low level w.c in vanity unit, tiled flooring, heated towel rail and extractor fan.

Externally

The property has an open plan garden to the front, laid to lawn with parking for two vehicles. Gated side access to rear garden.

To the rear is a split level enclosed garden, part laid to lawn with patio area, shed and outside tap.

Property Details

Local Authority: Darlington

Council Tax Band: B

Annual Price: £1,940

Conservation Area No

Flood Risk Very low

Floor Area 656 ft² / 61 m²

Plot size 0.04 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

3 Mbps

Superfast

78 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

BT

Sky

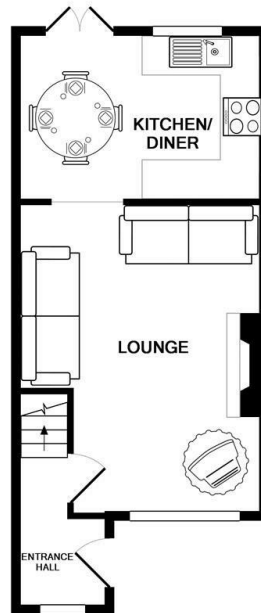
Virgin

Tenure

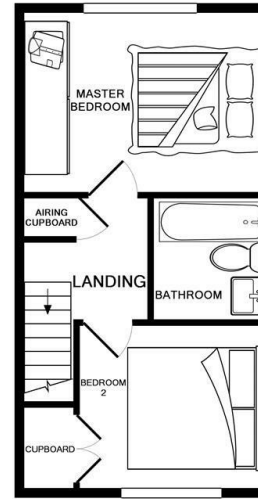
Freehold

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.

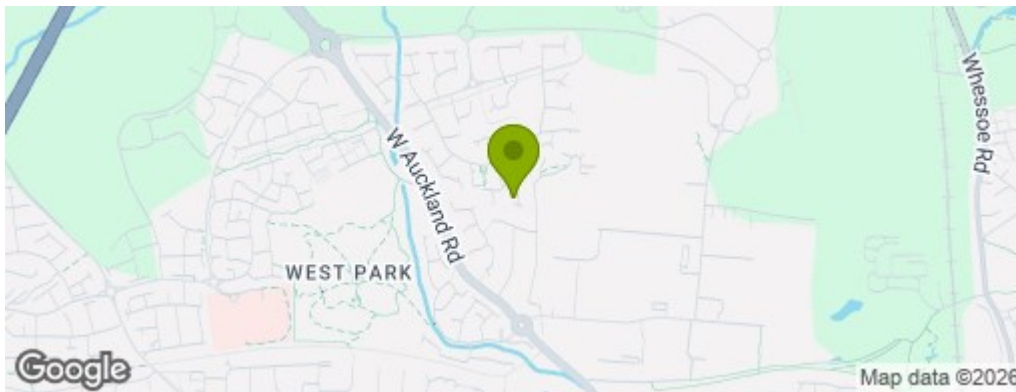


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2018



Property Information

01325 363858

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