



Burnet Drive
Darlington DL1 1HQ
£155,000





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.



Burnet Drive

Darlington DL1 1HQ



- Two Bedroom Terraced Property
- Enclosed Rear Garden
- Council Tax Band A

- Popular Haughton Area of Darlington
- Close to School, Colleges and Amenities
- EPC Rating B

- Off Street Parking
- Very Well Presented Throughout

Welcome to this two-bedroom terraced house located on Burnet Drive in the desirable Haughton area of Darlington. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for first-time buyers, small families, or those looking to downsize.

Upon entering, you will find welcoming rooms that provides a warm and inviting space for relaxation and entertaining. The layout is practical and well-designed, ensuring that every corner of the home is utilised effectively. The two bedrooms are generously sized, offering ample space for rest and personalisation.

The property features a well-appointed bathroom, ensuring that your daily routines are both comfortable and efficient. One of the standout features of this home is the enclosed rear garden, which provides a private outdoor space perfect for enjoying sunny days, gardening, or simply unwinding after a long day.

For those with vehicles, the property includes off-street parking for one vehicle, adding an extra layer of convenience. Additionally, the location is superb, with a variety of amenities just a short distance away. Whether you need shops, schools, colleges, or parks, everything you require is within easy reach.

In summary, this terraced house on Burnet Drive presents an excellent opportunity to secure a lovely home in a sought-after area. With its appealing features and prime location, it is sure to attract interest. Do not miss the chance to make this property your own.

Entrance Hall

Composite door to front and staircase to first floor landing, radiator.

Kitchen/Diner

117 x 76 (3.53m x 2.29m)

Upvc double glazed window to front, fitted wall, base and drawer units with contrasting worktops/splashbacks. Stainless steel sink with mixer tap, four ring gas hob and oven with extractor over. Space for a washing machine, dishwasher and fridge freezer. Tiled floor. and space for a small dining table and chairs.

Lounge

14'6 x 10'6 (4.42m x 3.20m)

French doors to rear, storage cupboard and radiator.

Ground Floor W.C

Upvc double glazed obscure window to front, wash hand basin, w.c and radiator.

First Floor Landing

Bedroom One

14'6 x 8'9 (4.42m x 2.67m)

Upvc double glazed window to rear, fitted wardrobes and radiator.

Bedroom Two

14'6 x 7'7 (4.42m x 2.31m)

Two Upvc double glazed windows to front, storage cupboard and radiator.

Bathroom

Panelled bath with shower over and screen, wash hand basin, low level w.c and radiator. Fully tiled walls and floor with extractor fan.

Externally

To the front there is a driveway providing off street parking.

To the rear, the enclosed garden is part paved and part laid with artificial lawn.

Shed for storage and gated access.

Tenure

Freehold

Property Details

Local Authority: Darlington

Council Tax Band: A

Annual Price: £1,663

Conservation Area No

Flood Risk Very low

Floor Area 667 ft 2 / 62 m 2

Plot size 0.03 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

5 Mbps

Superfast

70 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

BT

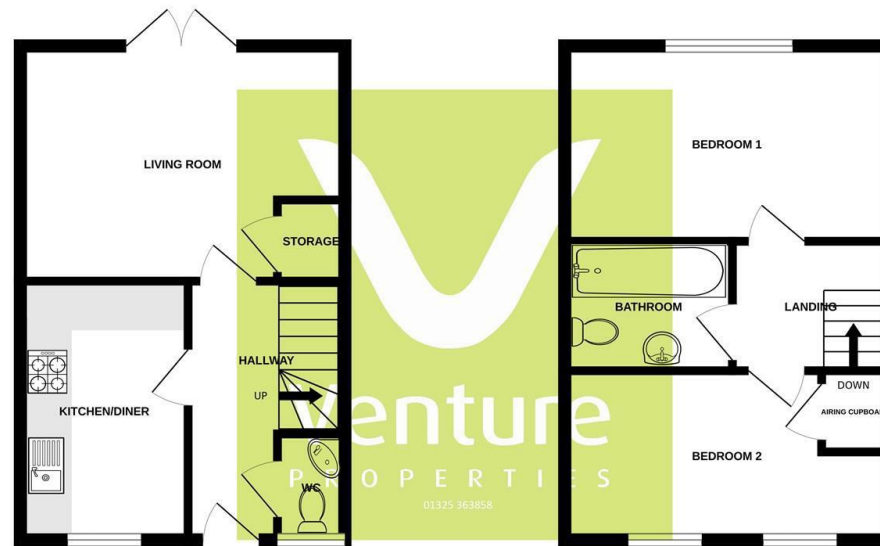
Sky

Note

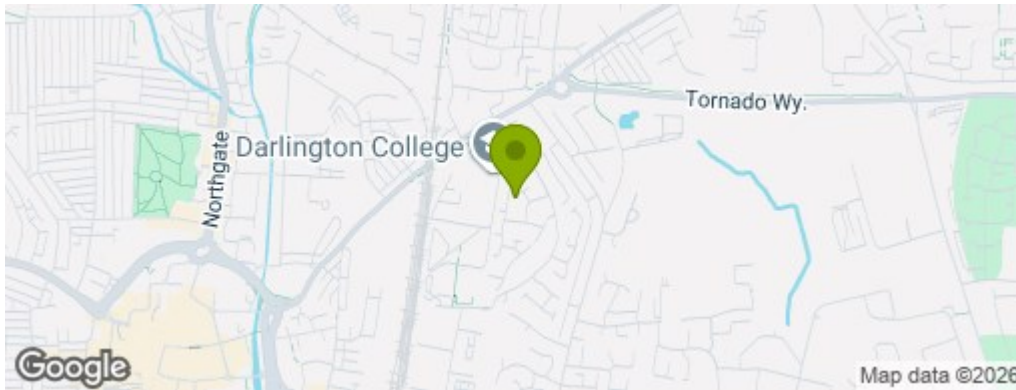
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification 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 floorplan 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 Metroplex ©2025.



Property Information

01325 363858

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