Princess Road

Darlington DL3 0AX

Offers Over £200,000

Venture
PROPERTIES

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.

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Princess Road

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x 3 x 1 x 1

- Three Bedroom Property
- Open Aspect Kitchen / Diner
- Gardens to Front and Rear
- Harrowgate Hill Area of Darlington
- Modern Fixtures and Fittings
- Council Tax Band B
- Off Street Parking & Garage
- Very Well Presented Throughout
- EPC Rating E

Located on Princess Road in Darlington, this semi-detached house presents an excellent opportunity for families seeking a comfortable and modern living space. The property boasts three well-proportioned bedrooms, making it ideal for both growing families and those looking for extra space. The heart of the home is an inviting open plan kitchen and dining area, which seamlessly flows into a delightful garden room, perfect for enjoying the natural light and views of the garden.

The current owner has meticulously updated and improved the property to a high standard, ensuring that it meets the needs of contemporary living while retaining its character. The spacious reception room offers a welcoming atmosphere for relaxation and entertaining guests.

Outside, the property features well-maintained gardens, providing a lovely outdoor space for children to play or for hosting summer gatherings. With parking available for up to three vehicles and the added benefit of a garage, convenience is at the forefront of this home.

Situated close to local amenities, this property offers easy access to shops, schools, and recreational facilities, making it a practical choice for families. Additionally, its proximity to transport links allows for straightforward journeys out of town, enhancing its appeal for those commuting.

In summary, this semi-detached house on Princess Road is a fantastic family home that combines modern living with convenience, making it a must-see for anyone looking to settle in the vibrant town of Darlington.

Entrance Hall
Composite door to front, two windows to side, vinyl floor and radiator.

Lounge
16'07 x 13'05 (5.05m x 4.09m)
Upvc double glazed window to front, recess into chimney breast with log burner. Stairs to first floor landing with storage under, two vertical radiators and laminate floor.

Kitchen / Diner
16'07 x 10'04 (5.05m x 3.15m)
Fitted with cappuccino wall, base and drawer units, including breakfast island with integrated electric hob and eye level double oven. Stainless steel sink with mixer tap, space for a washing machine and fridge freezer. Concealed boiler, radiator, laminate flooring and spotlights to ceiling. Open access to the garden room.

Garden Room
9'01 x 8'07 (2.77m x 2.62m)
Window to rear, window to side, spotlights to ceiling and radiator.

First Floor Landing
Window to side, access to loft and vertical radiator.

Bedroom One
13'04 x 9'11 (4.06m x 3.02m)
Window to front, coving to ceiling and vertical radiator.

Bedroom Two
10'10 x 9'11 (3.30m x 3.02m)
Window to front, coving to ceiling, storage cupboard and vertical radiator.

Bedroom Three
6'11 x 6'05 (2.11m x 1.96m)
Window to front, storage cupboard and vertical radiator.

Bathroom
Window to rear, panelled bath with central mixer tap, shower over and screen. Wash hand basin in vanity, low level w.c and radiator.

Externally
To the front there is a lawn area, a generous driveway giving access to the garage and gated access to the rear garden.
The rear garden is a mixture of lawn, paving and pebbled areas with raised beds and a detached garage. Outside tap and bin store.

Tenure
Freehold

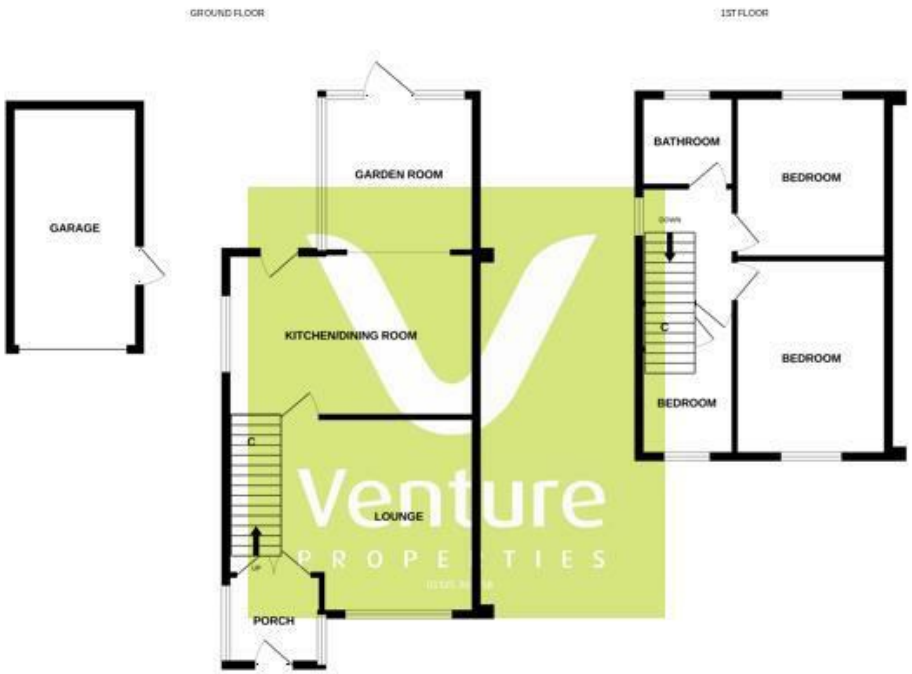
Property Details
Local Authority: Darlington
Council Tax Band: B
Annual Price: £1,940
Conservation Area No
Flood Risk Very low
Floor Area 828 ft 2 / 77 m 2
Plot size 0.05 acres
Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
4 Mbps
Superfast
126 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.



Property Information

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