

The Causeway

Darlington DL1 1EN

Offers Over £140,000

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.









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.


Water Dispenser

The Causeway

Darlington DL1 1EN



- Two Bedroom Semi-Detached Property
- Close to Local Amenities
- Council Tax Band A
- Eastbourne Area of Darlington
- Ideal First Time Buy
- EPC Rating D
- Off Street Parking
- Rear Garden
- Priced To Sell

In the ever popular Eastbourne area of Darlington, The Causeway, Darlington, is a delightful semi-detached house, offering a perfect blend of comfort and style. With two well-proportioned reception rooms, this property provides ample space for both relaxation and entertaining. The inviting atmosphere is enhanced by the well-presented interiors, making it an ideal home for many.

The house features two spacious bedrooms, ensuring a restful retreat at the end of the day. The bathroom is conveniently located, catering to the needs of modern living. One of the standout features of this property is the off-street parking, providing ease and security for your vehicle.

Step outside to discover the enclosed rear garden, an outdoor space perfect for enjoying sunny days or hosting gatherings with friends and family. This private garden offers a tranquil escape from the hustle and bustle of daily life and is ready for you to put your stamp on it.

This home is well-connected to local amenities, schools, and transport links, making it a convenient choice for those seeking a vibrant community. Don't miss the chance to make this lovely property your new home.

Entrance Hall
Upvc door to front, staircase to first floor landing and radiator.

Lounge
13'5 x 12'2 (4.09m x 3.71m)
Upvc double glazed bow window to front, coving to ceiling, recessed fireplace with hearth and mantle, radiator.

Dining Room
12'11 x 9'9 (3.94m x 2.97m)
French doors to rear, coving to ceiling, open arch to kitchen and radiator.

Kitchen
12'9 x 6'6 (3.89m x 1.98m)
Upvc double glazed window to rear, fitted with wall, base and drawer units and contrasting worktops, stainless steel sink with mixer tap, Integrated four ring gas hob with extractor over and deep pan drawers. Eye level oven. Space for a washing machine and fridge freezer. Storage cupboard, spotlights to ceiling and radiator.

First Floor Landing
Upvc double glazed window to side and loft access.

Bedroom One
16'9 x 11'4 (5.11m x 3.45m)
Two Upvc double glazed windows to front, coving to ceiling, part panelled feature wall and radiator with laminate floor.

Bedroom Two
10'6 x 8'10 (3.20m x 2.69m)
Upvc double glazed window to rear, coving and spotlights to ceiling, laminate floor and radiator.

Bathroom
Upvc double glazed obscure window to rear, panelled bath with shower over and screen, low level w.c, wash hand basin, part tiled walls and radiator.

Externally
To the front there is a concrete drive providing off street parking and gated access to the rear.
To the rear is an enclosed garden, mainly laid to lawn with paved, concrete and gravelled areas. Storage shed.

Tenure
Freehold

Property Details
Local Authority: Darlington
Council Tax Band: A
Annual Price: £1,663
Conservation Area No
Flood Risk Very low
Floor Area 893 ft 2 / 83 m 2
Plot size 0.06 acres
Mobile coverage

EE
Vodafone
Three
O2
Broadband

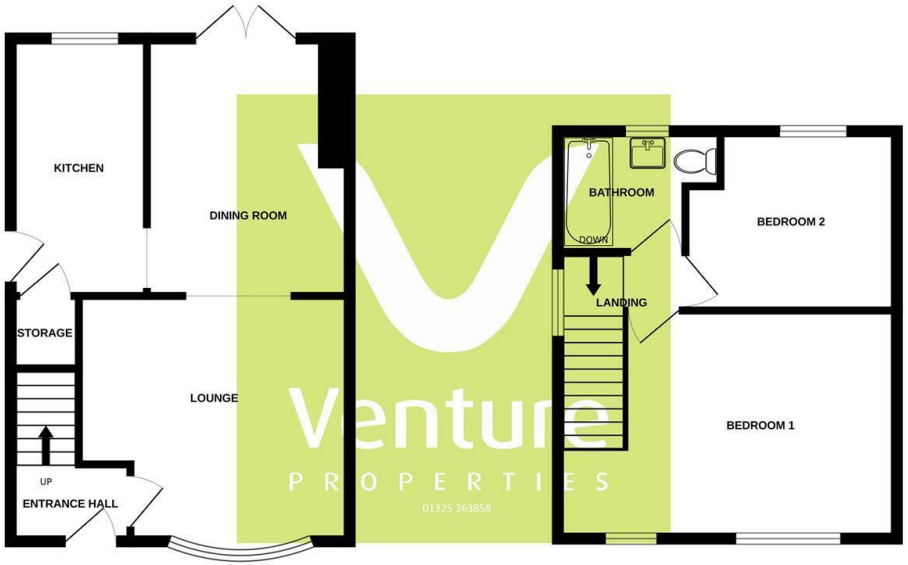
Basic
4 Mbps
Superfast
76 Mbps
Ultrafast
10000 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

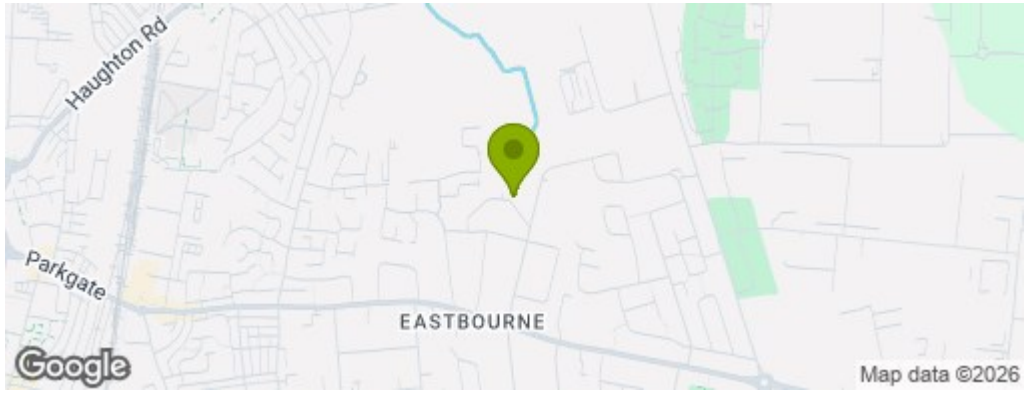
Note
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification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

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 Metropix ©2026



Property Information

01325 363858

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