

Grinton Park Way

Darlington DL1 4UH

Offers Over £115,000

Venture PROPERTIES









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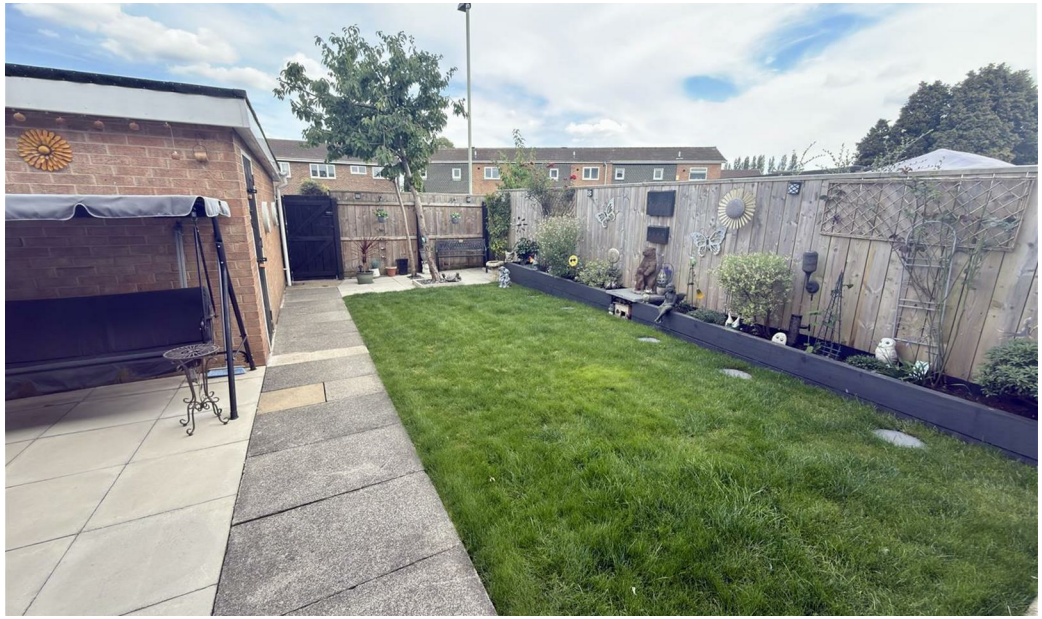








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Grinton Park Way

Darlington DL1 4UH



- Two Bedroom Link Property
- Ground Floor Claoks
- Council Tax Band A
- Popular Eastbourne Area of Darlington
- Close To All Amenities
- EPC Rating D
- Gardens to Front & Rear
- Easy Access to Darlington Town Centre
- Garage

Situated in the sought-after area of Grinton Park Way, Darlington, this impressive two-bedroom modern link house offers an excellent combination of style, comfort and practicality.

Upon entering, you are welcomed into a spacious reception room, providing a bright and inviting space ideal for relaxing or entertaining. The well-planned accommodation also benefits from a convenient downstairs WC and utility room, making everyday living effortless.

Upstairs, the property offers two generously proportioned bedrooms, providing comfortable accommodation for a small family, couple or professional looking for additional space. The modern finish and thoughtful layout make this an appealing home for a variety of buyers.

Externally, the property features attractive front and rear gardens, offering pleasant outdoor spaces for gardening, entertaining or simply enjoying the fresh air. A garage provides secure parking and valuable additional storage.

This beautifully presented terraced home is a must-see internally and is sure to impress with its modern design, practical features and excellent living space. Ideal for first-time buyers, professionals or those looking to downsize, this delightful property represents a fantastic opportunity to make a modern and comfortable home your own.

Early viewing is highly recommended to fully appreciate all that this property has to offer.

Entrance Porch
Upvc door to side and electric heater.

Lounge
Upvc double glazed window to front, electric fire and heater.

Kitchen / Diner
Upvc double glazed windows to front and rear, fitted with wall, base and drawer units, stainless steel sink unit, electric hob and oven. Space for a washing machine and fridge freezer. Electric storage heater.

Hallway
Staircase to first floor landing and Upvc door to rear.

Utility Room / Cloaks
Upvc double glazed window to rear, space for tumble dryer. W.c, wash hand basin and radiator.

First Floor Landing
With storage cupboard.

Bedroom One
Upvc double glazed window to front and electric heater.

Bedroom Two
Upvc double glazed window to front, two double cupboards and electric heater.

Shower Room
Upvc double glazed obscure window to rear, walk in shower, wash hand basin and electric heater.

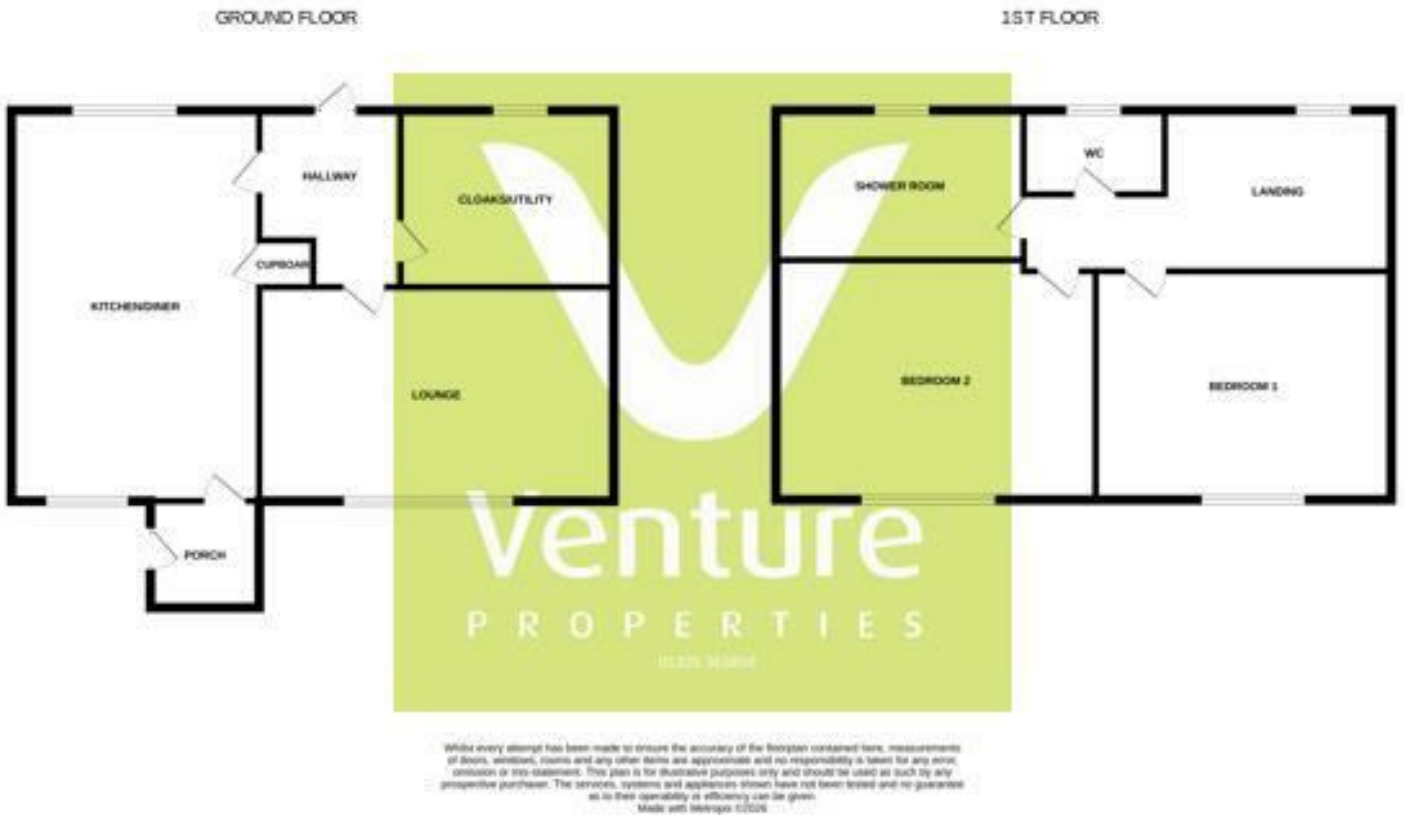
Separate w.c
Upvc double glazed obscure window to rear and W.C.

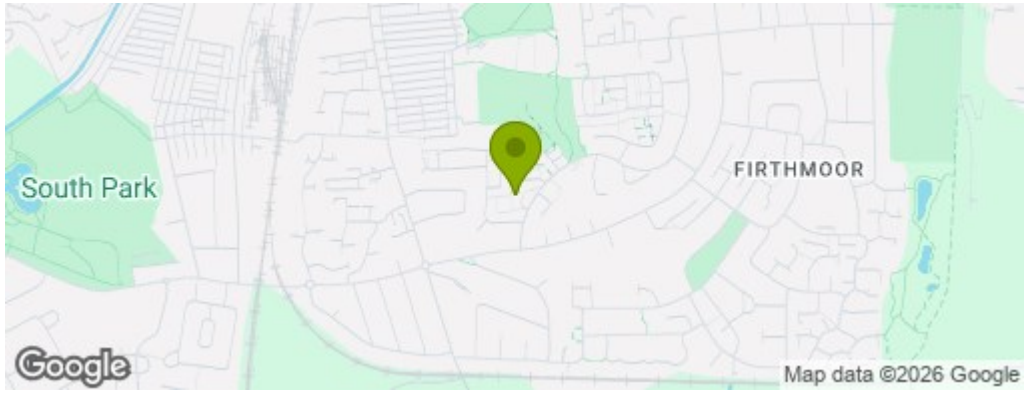
Externally
To the front is an enclosed garden and to the rear is mainly laid to lawn with access to a single detached garage.

Tenure
Freehold

Property Details
Local Authority: Darlington
Council Tax Band: A
Annual Price: £1,663
Conservation Area No
Flood Risk Very low
Floor Area 807 ft 2 / 75 m 2
Plot size 0.04 acres
Mobile coverage
EE
Vodafone
Three
O2
Broadband
Basic
2 Mbps
Superfast
80 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.





Property Information

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