



Campion Road

Darlington DL1 2YZ

Offers In The Region Of £245,000





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.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

# Campion Road

Darlington DL1 2YZ



- Three Bedroom Detached Property
- Excellent Transport Links
- Garage

- North Road Area of Darlington
- The Perfect Family Home
- Council Tax Band C

- Central to Shops and Schools
- Off Street Parking
- EPC Rating C

Campion Road in Darlington, this charming detached house offers a perfect blend of comfort and modern living. With three spacious bedrooms, this property is ideal for families or those seeking extra space. The bright and airy reception rooms create a welcoming atmosphere, perfect for both relaxation and entertaining guests.

The modern kitchen is well-equipped, providing a stylish and functional space for culinary enthusiasts. Featuring two bathrooms and a ground floor cloakroom, the thoughtful design and immaculate presentation throughout all rooms, ensures convenience and privacy for all occupants.

Externally, the property boasts a lovely enclosed garden to the rear, offering a tranquil retreat for outdoor enjoyment. Additionally, off-street parking is available for up to three vehicles, making it easy for residents and visitors alike.

This delightful home on Campion Road is not just a property, it is a lifestyle choice, combining modern amenities with a peaceful residential setting. Boasting a recently installed boiler in December 2025 and an electric car charger port, this house presents an excellent opportunity in the heart of Darlington.

## Entrance Hall

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

## Ground Floor Cloaks

Upvc double glazed obscure window to front, low level w.c, wash hand basin and towel rail.

## Lounge

13'1 x 12'6 (3.99m x 3.81m)

Upvc double glazed bay window to front, coving to ceiling, wooden flooring and radiator.

## Kitchen

11'9 x 9'7 (3.58m x 2.92m)

Upvc double glazed window to rear and door to side. Fitted with wall, base and drawer units, composite sink unit with mixer tap, space for a Range style cooker and American style fridge freezer. Integrated washing machine, under stairs storage, part tiled walls, herringbone style floor, spotlights to ceiling and radiator.

## Dining Room

25'2 x 10'9 (7.67m x 3.28m)

Upvc double glazed window to rear, bifold doors to side and apex roof light, allowing a generous amount of natural light. Spotlights and coving to ceiling, wood flooring and radiator.

## First Floor Landing

Upvc double glazed window to side and storage cupboard.

## Bedroom One

10'9 x 10'4 (3.28m x 3.15m)

Upvc double glazed window to rear, fitted wardrobes with mirrored sliding doors and radiator.

## En-Suite

Upvc double glazed obscure window to rear, shower cubicle, wash hand basin in vanity, low level w.c and heated towel rail.

## Bedroom Two

13'3 x 9'4 (4.04m x 2.84m)

Upvc double glazed window to front and radiator.

## Bedroom Three

12'6 x 9'7 (3.81m x 2.92m)

Upvc double glazed window to front, storage cupboard and radiator.

## Bathroom

Upvc double glazed obscure window to rear, panelled bath with spray attachment, wash hand basin and low level w.c. Spotlights to ceiling and heated towel rail.

## Externally

To the front is off street parking.

To the rear is mainly laid to lawn with composite decking area.

## Tenure

Freehold

## Property Details

Local Authority: Darlington

Council Tax Band: C

Annual Price: £2,108

Conservation Area

No Flood Risk Very low

Floor Area 1,119 ft<sup>2</sup> / 104 m<sup>2</sup>

Plot size 0.08 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

4 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

BT

Sky

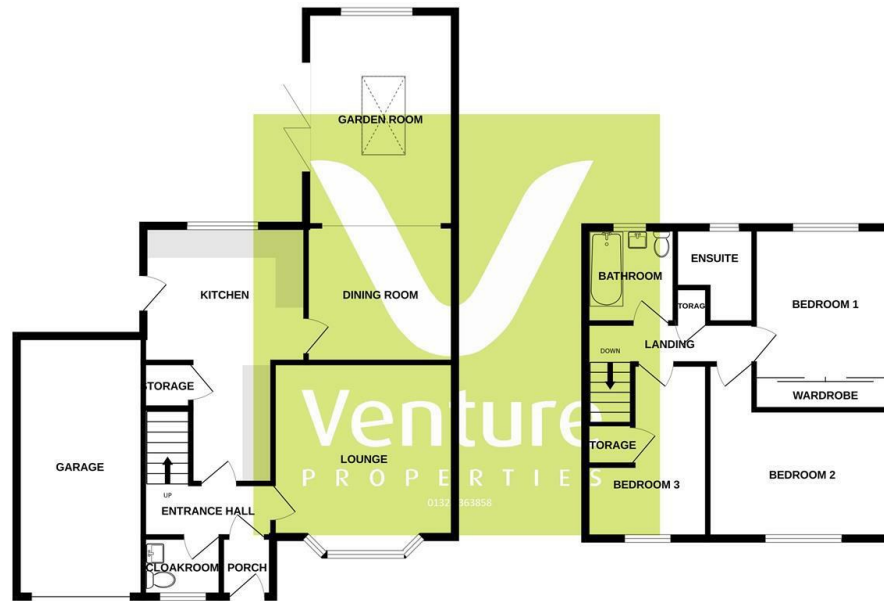
Virgin

## Note

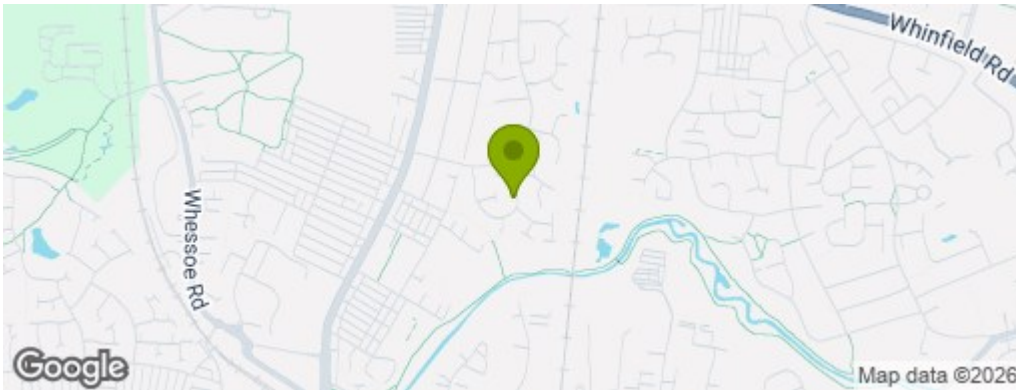
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification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

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 Metropop ©2025



## Property Information

**01325 363858**

45 Duke Street, Darlington, County Durham, DL3 7SD  
[sales@venturepropertiesuk.com](mailto:sales@venturepropertiesuk.com)