Sandriggs

Darlington DL3 0UA

Offers Over £150,000

Venture
PROPERTIES

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Sandriggs

Darlington DL3 0UA

x 2 x 1 x 3

- Three Bedroom Mature Style Semi Detached House
- Large Corner Plot
- Established Garden To Front & Side
- Council Tax Band A
- Lounge, Dining Room & Conservatory
- Popular Location Close To Local Amenities
- EPC Rating D
- No Onward Chain
- Must Be Seen

Nestled in the charming area of Sandriggs, Darlington, this delightful two-bedroom semi-detached house presents a fantastic opportunity for both first-time buyers and those looking to downsize. The property boasts a generous corner plot, providing ample outdoor space and a sense of privacy.

Upon entering, you will find a spacious lounge that invites relaxation, complemented by a separate dining room perfect for entertaining guests. The addition of a conservatory enhances the living space, allowing for an abundance of natural light and a seamless connection to the garden. The layout is thoughtfully designed to cater to modern living, ensuring comfort and convenience.

The two well-proportioned bedrooms offer a peaceful retreat, while the bathroom is conveniently located to serve both rooms. The property also features a driveway to the side, providing off-street parking and easy access.

Offered with no onward chain, this home is ready for you to move in and make it your own. Its prime location means you are just a stone's throw away from local amenities, making daily errands a breeze.

Viewing is highly recommended to fully appreciate the potential this lovely home has to offer. Don't miss out on the chance to secure this wonderful property in a sought-after area.

Entrance Hallway

With front door and stairs to the first floor.

Lounge

12'2 x 10'4 (3.71m x 3.15m)

A lovely, light-filled front room that instantly feels welcoming and spacious. The large double-glazed bay window allows natural sunlight to pour in throughout the day, enhancing the room's airy atmosphere while also providing excellent insulation and comfort. At the heart of the space sits a charming feature fireplace, creating a natural focal point—perfect for cosy evenings or adding character to the room's overall design.

With its combination of brightness, warmth, and classic charm, this front room offers an ideal setting for both relaxing and entertaining.

Dining Room

13'1 x 11'8 (3.99m x 3.56m)

A good-sized second reception room offering versatile living space, complete with useful under-stairs storage for added practicality. A double-glazed window to the side elevation provides natural light, while a door leads through into the next area, making the room both functional and well-connected within the home.

Kitchen

12'4 x 7'7 (3.76m x 2.31m)

A well-equipped kitchen fitted with a range of wall and base units complemented by contrasting work surfaces, providing both style and practicality. The space includes a cooker, plumbing for an automatic washing machine, and ample room for a fridge/freezer. A wall-mounted boiler is also in place, while a window to the side elevation allows for natural light. A door opens out into the adjoining area, completing this functional and thoughtfully arranged kitchen space.

Conservatory

12'7 x 7'8 (3.84m x 2.34m)

A useful addition to the rear of the home, benefiting from both light and power, making it a versatile space suitable for a variety of uses. A rear back door provides convenient access to the outside, enhancing its practicality.

First Floor

Landing area.

Bedroom One

10'6 x 10'4 (3.20m x 3.15m)

A good double bedroom situated to the front with window to front elevation.

Bedroom Two

7'11 x 9'10 (2.41m x 3.00m)

Situated to the rear of the home with a double glazed window.

Bathroom

4'11 x 5'4 (1.50m x 1.63m)

With a modern white suite comprising panelled bath with overhead shower, pedestal wash hand basin, low level WC and double glazed window to rear elevation.

Outside

The home occupies a prime corner plot, boasting established gardens to the front and side elevations that add to its kerb appeal. A hardstanding area provides space for a greenhouse and shed, ideal for gardening enthusiasts or additional storage. To the rear, the property has been paved for ease of maintenance, creating a practical outdoor space. A driveway to the side of the home offers convenient off-street parking.

Tenure

Freehold

Property Details

Local Authority: Darlington
Council Tax Band: A
Annual Price: £1,581
Conservation Area No
Flood Risk Very low
Floor Area 0 ft 2 / 0 m 2
Plot size 0.05 acres
Mobile coverage
EE
Vodafone
Three
O2
Broadband
Basic
7 Mbps
Superfast
80 Mbps
Ultrafast
10000 Mbps
Satellite / Fibre TV Availability
BT
Sky
Virgin

Note

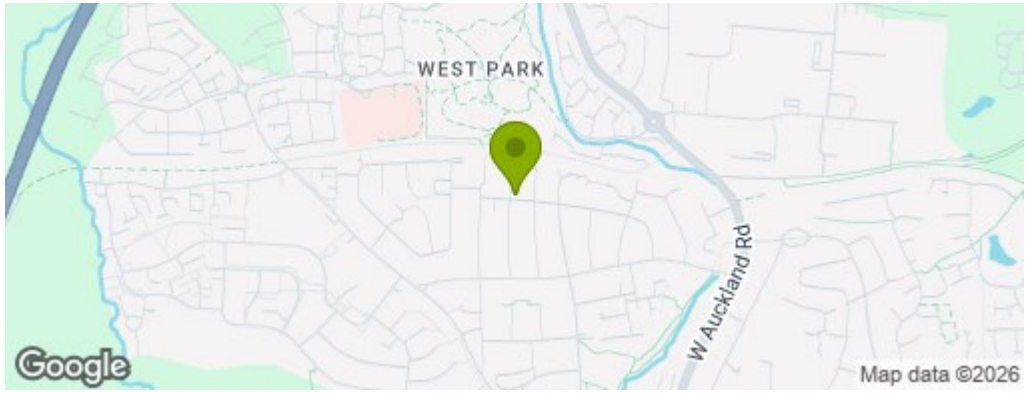
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification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

Approx Gross Internal Area
77 sq m / 830 sq ft

Ground Floor
Approx 49 sq m / 529 sq ft

First Floor
Approx 28 sq m / 301 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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