



Neasham Road

Darlington DL1 4BE

Offers In The Region Of £105,000





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 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.



Neasham Road

Darlington DL1 4BE



- Three Bedroom Mid Terrace
- Double Glazed
- Priced To Sell

- Spacious Accommodation With Two Reception Rooms
- Close To Amenities And Train Station
- EPC Grade D

- Ideal Investment
- No Onward Chain
- Council Tax Band A

Nestled on Neasham Road in the heart of Darlington, this charming three-bedroom mid-terrace house presents an excellent opportunity for a variety of buyers. The property boasts spacious living accommodation, featuring two inviting reception rooms that provide ample space for relaxation and entertaining.

As you enter, you are greeted by a warm and welcoming lounge that flows seamlessly into the dining room, creating a perfect setting for family gatherings or social occasions. The well-proportioned bedrooms offer comfortable living spaces, ideal for families or those seeking a home office.

The property also benefits from a forecourt garden at the front, adding to its curb appeal, while the enclosed courtyard at the rear provides a private outdoor space for enjoying the fresh air or hosting summer barbecues.

Conveniently located, this home is just moments away from local amenities and the train station, making it an ideal choice for commuters and those who appreciate easy access to the wider region. Whether you are a first-time buyer, a growing family, or looking to invest, this delightful property is sure to meet your needs. Don't miss the chance to make this lovely house your new home.

Hallway

With front door and stairs to the first floor.

Lounge

10'5 x 13'11 (3.18m x 4.24m)

This inviting living room features a charming bay window that fills the space with natural light, highlighting the traditional fireplace as the focal point. The neutral carpet and plain white walls create a calm and versatile atmosphere, perfect for relaxing or entertaining guests.

Dining Room

16'10 x 10'7 (5.13m x 3.23m)

The second reception room offers a bright space with a large window allowing plenty of daylight to stream in. A classic fireplace provides a cosy touch, while the neutral walls and patterned carpet create a comfortable setting for everyday living or family gatherings.

Kitchen

6'3 x 10'6 (1.91m x 3.20m)

Situated to the rear with a range of wall and floor units, contrasting work surfaces, window to side elevation and rear back door.

First Floor

Landing area.

Bedroom One

9'5 x 12'6 (2.87m x 3.81m)

Situated to the front a good double bedroom.

Bedroom Two

10'7 x 10'8 (3.23m x 3.25m)

Situated to the rear another good double bedroom.

Bedroom Three

6'7 x 9'1 (2.01m x 2.77m)

Situated to the front with window to front elevation and wall mounted boiler.

Shower Room

The shower room is neatly finished with light-coloured wall panels surrounding the sanitary fittings. It comprises a toilet, pedestal basin, and a shower area with a glass screen. A frosted window allows for natural ventilation and light while maintaining privacy.

Outside

The rear garden is mostly paved, providing a low-maintenance outdoor space that is fully enclosed by wooden fencing. There is a brick-built outhouse or storage shed to one side, accessible directly from the garden, making it a practical area for storage or outdoor activities. To the front there is a neat and tidy forecourt garden.

Tenure

Freehold

Property Details

Local Authority: Darlington

Council Tax Band: A
Annual Price: £1,663
Conservation Area No
Flood Risk Very low
Floor Area 0 ft 2 / 0 m 2
Plot size 0.03 acres
Mobile coverage

EE
Vodafone
Three
O2
Broadband
Basic
5 Mbps
Superfast
80 Mbps
Ultrafast
10000 Mbps
Satellite / Fibre TV Availability
BT
Sky
Virgin

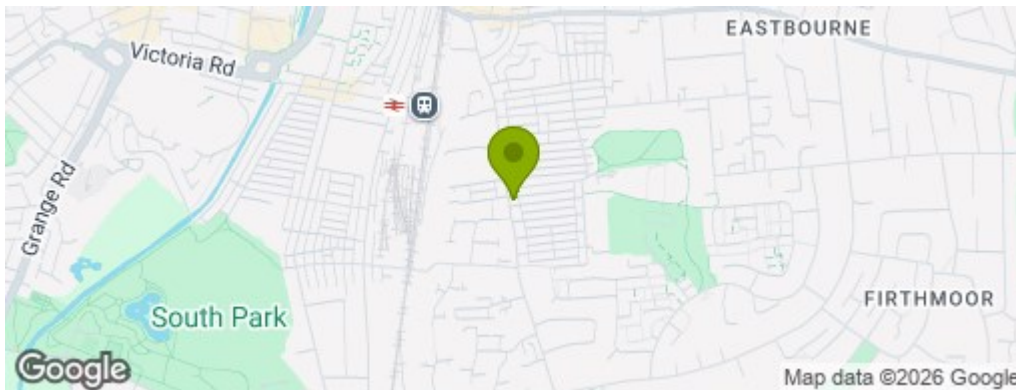
Note

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
80 sq m / 861 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.



Property Information

01325 363858

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