

Winchester Way, DL1 2UT
3 Bed - House - Semi-Detached
£875 PCM

Council Tax Band:
EPC Rating: C
Tenure:

SMITH & FRIENDS
ESTATE AGENTS











Winchester Way, DL1 2UT

Excellent opportunity to rent this competitively priced 3 bedroom semi detached property located on the ever popular Haughton Grange development which lies within easy reach of Darlington Town Centre and the ASDA supermarket.

Convenient transport links can also be found to the A1(m) and the A66. The home benefits from double glazing, gas central heating and a conservatory overlooking the garden providing useful additional ground floor accommodation. It also stands on a favourable corner plot with well tendered gardens to the front and rear, ideal for relaxing during the warmer months, there is also a garage with up and over door.

GROUND FLOOR
Entrance lobby, lounge, newly fitted kitchen/dining area with a modern range of wall and base units comprising of electric oven, hob and chimney style extractor hood, leading to the conservatory ideal for entertaining.

FIRST FLOOR
Three bedrooms to the first floor, bathroom with three piece white suite comprising of panelled bath, low level w.c. and wash hand basin

EXTERNAL
Gardens to the front, side and rear, driveway to the side allowing off street parking with detached garage.

ENTRANCE HALL

LOUNGE
15'6 x 9'6 (4.72m x 2.90m)

KITCHEN / DINING AREA
15'4 x 8'5 maximum measurement (4.67m x 2.57m maximum measurement)

CONSERVATORY
9 x 7'2 maximum measurement (2.74m x 2.18m maximum measurement)

FIRST FLOOR

BEDROOM ONE
19 x 9'5 + 2'7 x 3'2 (5.79m x 2.87m + 0.79m x 0.97m)

BEDROOM TWO
8'4 x 10'1 maximum + 2'7 x 3'2 (2.54m x 3.07m maximum + 0.79m x 0.97m)

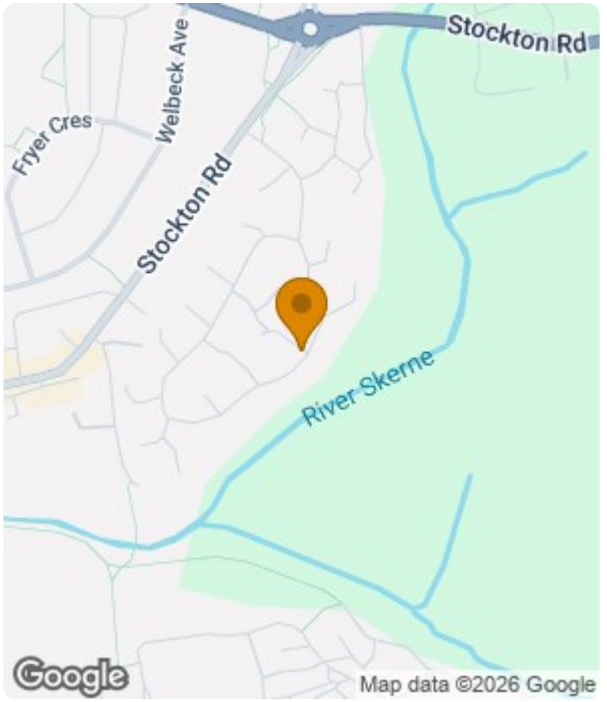
BEDROOM THREE
6'5 x 6'6 (1.96m x 1.98m)

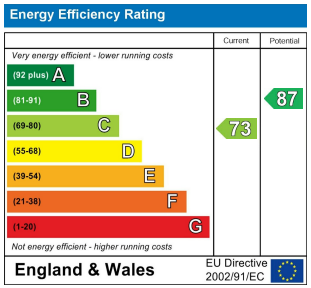
BATHROOM/W.C.

EXTERNAL









For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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