

Woodland Terrace

Darlington DL3 9NT

£350,000

Venture
PROPERTIES









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Woodland Terrace

Darlington DL3 9NT



- Four Bedroom Terraced Property
- Newly Fitted Sash Windows
- Council Tax Band C
- Popular West End Area of Darlington
- Spacious Kitchen / Diner Area
- EPC Rating D
- Gardens to Front and Rear
- Original Features
- Viewing Recommended

Welcome to Woodland Terrace, ideally located in the sought after West End of Darlington, this well-presented four-bedroom terraced house offers a delightful blend of space and modern living. Upon entering, you will be greeted by a grand hallway and two generously sized reception rooms, each boasting high ceilings that create an airy and inviting atmosphere.

The heart of the home is the modern kitchen and dining area, designed to cater to the needs of contemporary family life. This space is not only functional but also stylish, making it an ideal spot for family meals or gatherings with friends.

The property features original features throughout, which add a touch of character and style. Four comfortable bedrooms, provide ample space for family members or guests. Each room is designed to maximise light and comfort, ensuring a restful environment.

Externally, the house benefits from well-maintained gardens to both the front and rear. These outdoor spaces offer a perfect retreat for enjoying the fresh air, gardening, or simply unwinding after a long day.

This terraced house in Woodland Terrace is a wonderful opportunity for those seeking a spacious family home in a desirable location. With its modern amenities and charming features, it is sure to appeal to a variety of buyers. Do not miss the chance to make this lovely property your new home.

Entrance Hall
Composite door to front, staircase to first floor with storage under, tiled floor, part panelled walls, spotlights to ceiling and radiator.

Lounge
14 x 13'8 (4.27m x 4.17m)
New frame, sash bay window to front, deep, decorative coving to ceiling, feature fireplace with inset open fire, mantle and tiled hearth. Panelled wall feature and radiator.

Dining Room
13'10 x 10'5 (4.22m x 3.18m)
Sash window to rear, deep, decorative coving to ceiling, original fireplace with mantle and tiled hearth. Radiator.

Kitchen/Diner
26'8 x 10'4 (8.13m x 3.15m)
Two sash windows to side, fitted with bespoke wall, base and drawer units, contrasting worktops, integrated sink with mixer tap and spray. Multi ring gas hob with extractor over and eye level double oven, integrated dishwasher, wine cooler and rubbish bins. Space for an American style fridge freezer, raw brick feature chimney breast with storage into alcove. Space for a dining table or alternative seating and door to side.

Utility Room
10'11 x 10'4 (3.33m x 3.15m)
Wall, base and drawer units, space for a washing machine and tumble dryer under worktop. Radiator and French doors to rear.

Ground Floor W.C
Window to side, w.c, wall mounted wash hand basin and radiator.

First Floor Landing
With window, part panelled walls and storage cupboard.

Bedroom One
13'11 x 10'5 (4.24m x 3.18m)
Two dual sash windows to front, original feature fireplace, fitted wardrobes and radiator.

Bedroom Two
13'10 x 10'5 (4.22m x 3.18m)
Sash window to rear, fitted wardrobe and storage into alcove, original feature fireplace and radiator.

Bedroom Three
12'8 x 10'5 (3.86m x 3.18m)
Sash window to rear, original feature fireplace, panelled feature wall and radiator.

Bedroom Four
10'5 x 6'5 (3.18m x 1.96m)
Sash window to front and radiator.

Bathroom
Part obscure Sash windows to side, free standing bath with mixer tap and spray, walk in double shower with waterfall head and spray. Wash hand basin in vanity unit, low level w.c and heated towel rail. Tiled floor and part tiled walls.

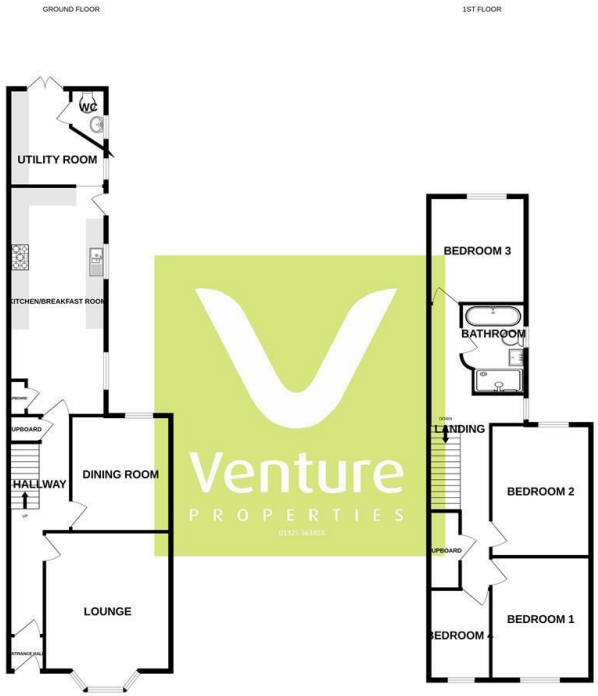
Externally
To the front there is an enclosed garden.
To the rear there is a porcelain patio, BBQ area and gated access to the rear.

Tenure
Freehold

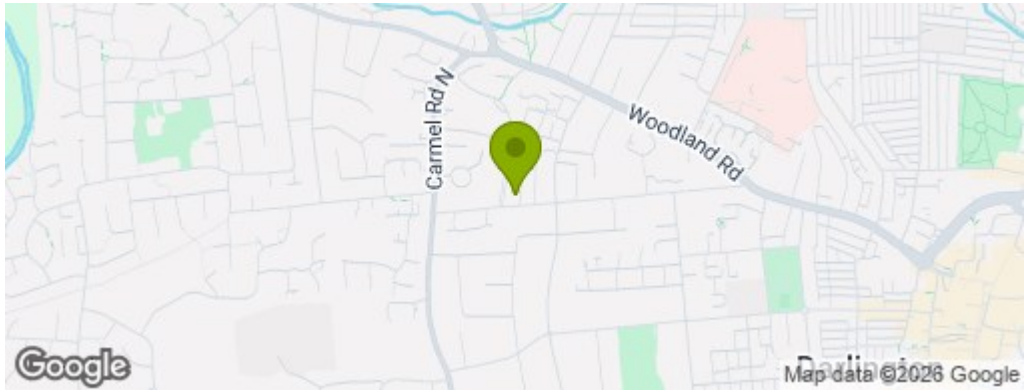
Property Details
Local Authority: Darlington
Council Tax Band: C
Annual Price: £2,217
Conservation Area No
Flood Risk Very low

Floor Area 0 ft 2 / 0 m 2
Plot size 0.05 acres
Mobile coverage
EE
Vodafone
Three
O2
Broadband
Basic
15 Mbps
Superfast
80 Mbps
Ultrafast
1800 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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.
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