



Greenbank Road

Darlington DL3 6ES

£118,000





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.



Greenbank Road

Darlington DL3 6ES



- Two Bedroom Mid Terrace
- Within Walking Distance to Local Schools
- EPC C

- Stunning Interior
- Transport Links Easily Accessable
- Courtgarden To Rear

- Close to All Amenities
- Modern Kitchen Dining Room
- Council Tax Band A

Located in the desirable Greenbank Road in Darlington, this stunning two-bedroom mid-terrace house is a true gem. Located in the sought-after Denes area, the property is conveniently close to a variety of local amenities, making it an ideal choice for those seeking both comfort and convenience.

Upon entering, you will be greeted by a well-appointed reception room that exudes warmth and charm. The current owner has undertaken a thoughtful programme of improvements, ensuring that the home is both stylish and functional. The tasteful dining kitchen is a highlight, providing a perfect space for family meals and entertaining guests.

The property features two inviting bedrooms, offering ample space for relaxation and rest. The bathroom is well-equipped, catering to all your needs. Outside, you will find a forecourt at the front, adding to the property's curb appeal, while the enclosed courtyard garden at the rear provides a private oasis for outdoor enjoyment.

This delightful home must be seen internally to truly appreciate the quality of the improvements and the inviting atmosphere it offers. Whether you are a first-time buyer or looking to downsize, this property presents an excellent opportunity to secure a lovely home in a fantastic location. Don't miss your chance to make this charming house your own.

Entrance Vestibule

Upvc door to front.

Lounge

12'4 x 14'10 (3.76m x 4.52m)

Upvc double glazed box window to front and radiator.

Kitchen / Diner

12'4 x 14'10 (3.76m x 4.52m)

Upvc double glazed window to rear, wall, base and drawer units, stainless steel sink, electric hob and oven. Space for a fridge freezer and washing machine. Upvc door to side.

Ground Floor Shower Room

Upvc double glazed obscure window to side, shower cubicle, w.c, wash hand basin and heated towel rail.

First Floor Landing

Separate W.C

Upvc double glazed window to rear, w.c and wash hand basin.

Bedroom One

12'7 x 12'11 (3.84m x 3.94m)

Upvc double glazed window to front, feature fireplace and radiator.

Bedroom Two

9'5 x 8'9 (2.87m x 2.67m)

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

Externally

To the front there is a forecourt and to the rear an enclosed yard with outhouse and gated access to rear lane.

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 0.02 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

17 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

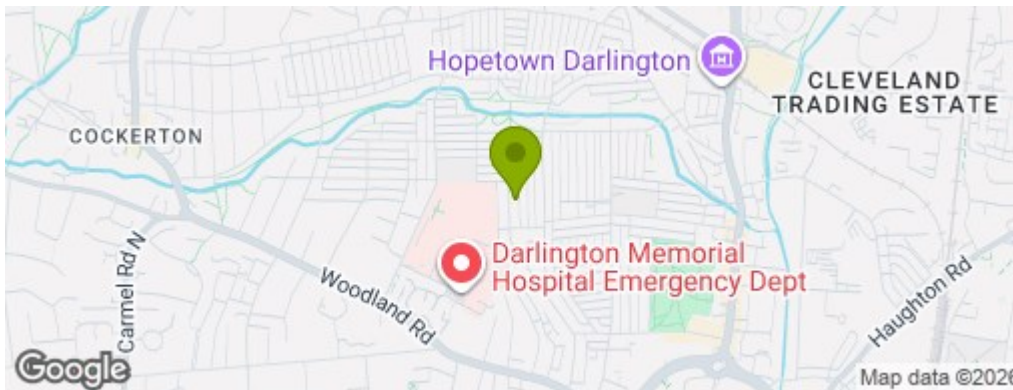
Note

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
65 sq m / 703 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