



Witbank Road

Darlington DL3 6SD

Offers Over £140,000





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 firm's 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.



Witbank Road

Darlington DL3 6SD



- Two Bedroom Semi-Detached Property
- Off Street Parking and Garage
- Viewing Recommended

- Spacious Rooms
- Perfect First Time Buy
- Council Tax Band B

- Gardens to Front and Rear
- Priced to Sell
- EPC Rating D

Situated on Witbank Road in the popular town of Darlington, this delightful semi-detached house presents an excellent opportunity for those seeking a comfortable and convenient home. Boasting two spacious reception rooms, this property is perfect for both relaxation and entertaining guests. The two well-proportioned bedrooms provide ample space for rest, while the bathroom is conveniently located to serve the household's needs.

One of the standout features of this home is its prime location, situated just a stone's throw away from Darlington Town Centre, the Memorial Hospital, and the picturesque Cockerton Village. This makes it an ideal choice for those who appreciate easy access to local amenities, shops, and services.

The property also benefits from a driveway along with a garage. The mature gardens surrounding the home offer a lovely outdoor space for gardening enthusiasts or those who simply wish to enjoy the fresh air.

Importantly, this property is offered with no onward chain, allowing for a smooth and straightforward purchasing process. We highly recommend viewing this charming home to fully appreciate its potential and the lifestyle it offers. Whether you are a first-time buyer, a small family, or looking to downsize, this semi-detached house on Witbank Road is sure to meet your needs.

Entrance Hall

Door to the side and staircase to first floor landing.

Lounge

15'3 x 13'4 (4.65m x 4.06m)

Upvc double glazed bow window to front, decorative coving to ceiling, fireplace with inset fire

Dining Room

11'4 x 11'4 (3.45m x 3.45m)

Upvc double glazed window to rear and access to kitchen.

Kitchen

12'3 x 7'3 (3.73m x 2.21m)

Upvc double glazed window to side and door to rear. Fitted with wall, base and drawer units, stainless steel sink with mixer tap, space for a cooker with fixed extractor over. Space for a fridge freezer and washing machine. Access to storage cupboard with window to side.

First Floor Landing

Bedroom One

15'3 x 13'4 (4.65m x 4.06m)

Upvc double glazed bow window to front

Bedroom Two

14'2 x 9'3 (4.32m x 2.82m)

Upvc double glazed window to rear

Bathroom

Upvc double glazed obscure window to rear, panelled bath with shower over, w.c, wash hand basin and radiator.

Externally

To the front there is a low maintenance garden area, block paved driveway providing off street parking for multiple vehicles and access to the garage which is situated to the back of the property.

To the rear there is a well maintained garden, mainly laid to lawn with well established borders.

Tenure

Freehold

Property Details

Local Authority: Darlington

Council Tax Band: B

Annual Price: £1,845

Conservation Area No

Flood Risk Very low

Floor Area 850 ft² / 79 m²

Plot size 0.05 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

15 Mbps

Superfast

47 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability

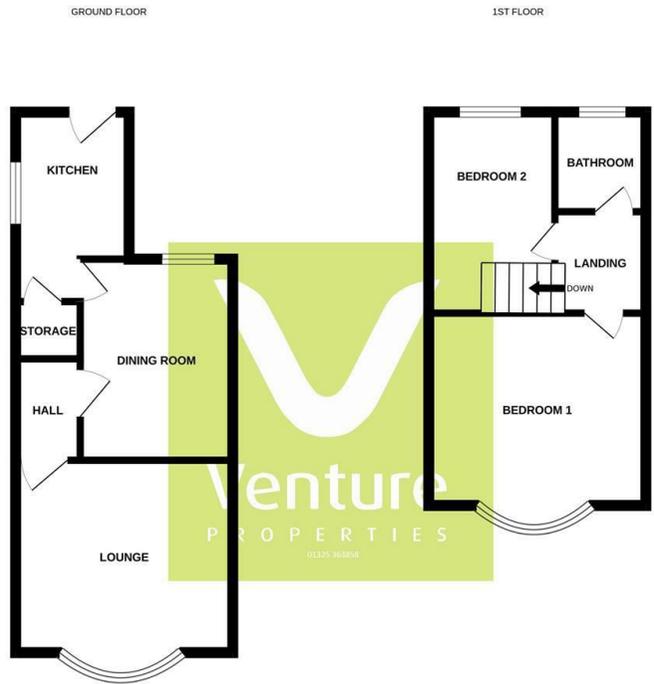
BT

Sky

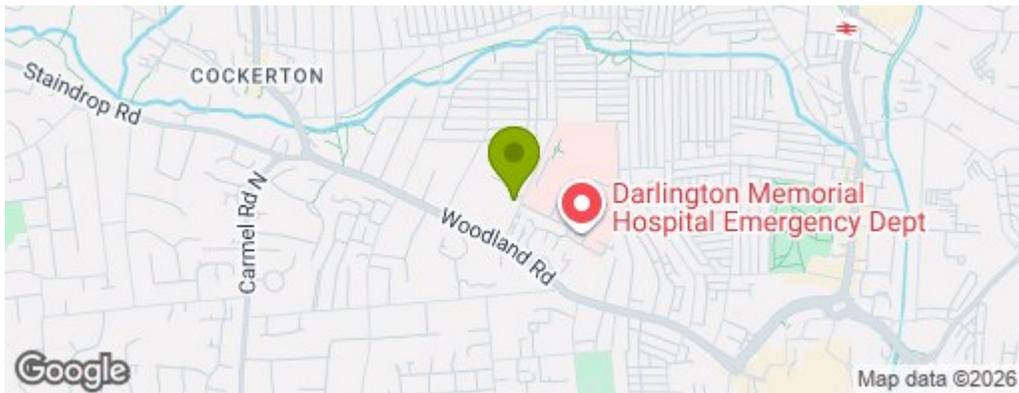
Virgin

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 errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown here are shown as best as they can be shown as to their availability or efficiency can be given. Made with Ventago 0206.



Property Information

01325 363858

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