



## The Causeway

Darlington DL1 1EN

Offers Over £140,000





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# The Causeway

## Darlington DL1 1EN



- Two Bedroom Semi-Detached Property
- Close to Local Amenities
- Council Tax Band A

- Eastbourne Area of Darlington
- Ideal First Time Buy
- EPC Rating D

- Off Street Parking
- Rear Garden
- Priced To Sell

In the ever popular Eastbourne area of Darlington, The Causeway, Darlington, is a delightful semi-detached house, offering a perfect blend of comfort and style. With two well-proportioned reception rooms, this property provides ample space for both relaxation and entertaining. The inviting atmosphere is enhanced by the well-presented interiors, making it an ideal home for many.

The house features two spacious bedrooms, ensuring a restful retreat at the end of the day. The bathroom is conveniently located, catering to the needs of modern living. One of the standout features of this property is the off-street parking, providing ease and security for your vehicle.

Step outside to discover the enclosed rear garden, an outdoor space perfect for enjoying sunny days or hosting gatherings with friends and family. This private garden offers a tranquil escape from the hustle and bustle of daily life and is ready for you to put your stamp on it.

This home is well-connected to local amenities, schools, and transport links, making it a convenient choice for those seeking a vibrant community. Don't miss the chance to make this lovely property your new home.

### Entrance Hall

Upvc door to front, staircase to first floor landing and radiator.

### Lounge

13'5 x 12'2 (4.09m x 3.71m)

Upvc double glazed bow window to front, coving to ceiling, recessed fireplace with hearth and mantle, radiator.

### Dining Room

12'11 x 9'9 (3.94m x 2.97m)

French doors to rear, coving to ceiling, open arch to kitchen and radiator.

### Kitchen

12'9 x 6'6 (3.89m x 1.98m)

Upvc double glazed window to rear, fitted with wall, base and drawer units and contrasting worktops, stainless steel sink with mixer tap, Integrated four ring gas

hob with extractor over and deep pan drawers. Eye level oven. Space for a washing machine and fridge freezer. Storage cupboard, spotlights to ceiling and radiator.

### First Floor Landing

Upvc double glazed window to side and loft access.

### Bedroom One

16'9 x 11'4 (5.11m x 3.45m)

Two Upvc double glazed windows to front, coving to ceiling, part panelled feature wall and radiator with laminate floor.

### Bedroom Two

10'6 x 8'10 (3.20m x 2.69m)

Upvc double glazed window to rear, coving and spotlights to ceiling, laminate floor and radiator.

### Bathroom

Upvc double glazed obscure window to rear, panelled bath with shower over and screen, low level w.c, wash hand basin, part tiled walls and radiator.

### Externally

To the front there is a concrete drive providing off street parking and gated access to the rear.

To the rear is an enclosed garden, mainly laid to lawn with paved, concrete and gravelled areas. Storage shed.

### Tenure

Freehold

### Property Details

Local Authority: Darlington

Council Tax Band: A

Annual Price: £1,663

Conservation Area No

Flood Risk Very low

Floor Area 893 ft 2 / 83 m 2

Plot size 0.06 acres  
Mobile coverage

EE  
Vodafone  
Three  
O2  
Broadband

Basic  
4 Mbps  
Superfast  
76 Mbps  
Ultrafast  
10000 Mbps  
Satellite / Fibre TV Availability

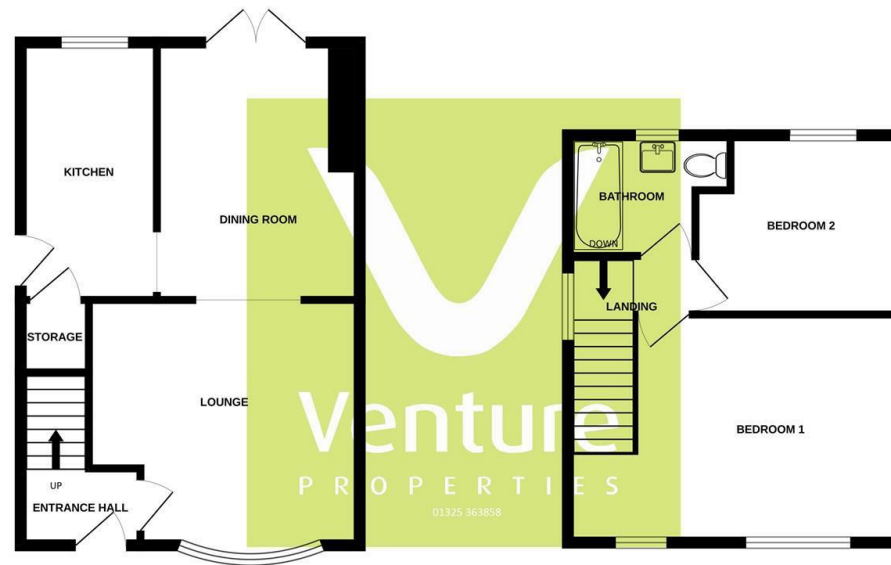
BT  
Sky  
Virgin

### Note

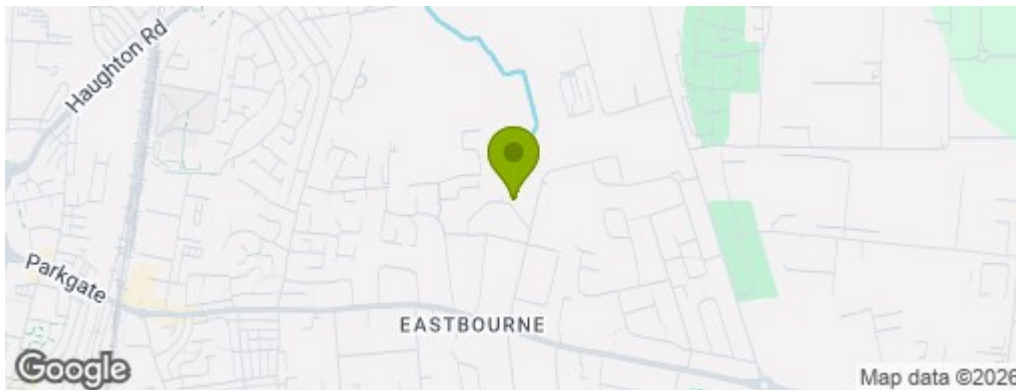
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GROUND FLOOR

1ST FLOOR



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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## Property Information

**01325 363858**

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