



**Grange Road**

Darlington DL1 5NP

**£99,000**





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.



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# Grange Road

## Darlington DL1 5NP



- No Onward Chain
- Close to Excellent Amenities
- Ideal for Dog Walks

- West End Location
- Viewing Recommended
- Council Tax Band A

- Basement/Garden Apartment
- Within Walking Distance of Green Open Spaces
- Epc Rating C

Venture Properties are now in receipt of an offer for the sum of £91,000 for 48, Grange Road, Darlington, County Durham, DL1 5NP. Anyone wishing to place an offer on the property should contact Venture Properties, 45, Duke Street, DARLINGTON, County Durham, DL3 7SD. telephone number 01325 363858 prior to exchange of contracts.

Inside, you will find two well-proportioned bedrooms, perfect for a small family or professionals seeking a peaceful retreat. The spacious lounge offers a welcoming atmosphere, ideal for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and light, creating a warm and inviting home.

The apartment features a conveniently located bathroom, ensuring all essential amenities are within easy reach. One of the standout features of this property is the lovely garden area, which provides a perfect spot for enjoying the outdoors in a private setting.

Situated close to the town centre, this property benefits from excellent transport links, making it easy to access the vibrant amenities of Darlington. Additionally, the proximity to Darlington Railway Station ensures that commuting to nearby cities is both convenient and efficient.

This apartment is an excellent opportunity for those looking to enjoy the best of both worlds: a tranquil living space with the hustle and bustle of town life just a stone's throw away. Whether you are a first-time buyer or seeking a rental investment, this property is sure to impress. Don't miss the chance to make this lovely apartment your new home.

### Lounge

15'3 x 18'9 (4.65m x 5.72m)

Upvc double glazed French doors and windows to front, laminate floor and radiator.

### Dining Kitchen

20'7 x 7'11 (6.27m x 2.41m)

Situated to the rear, fitted with wall, base and drawer units. Integrated electric hob and oven with extractor over. Sink with mixer tap, space for a washing machine and table and chairs.

### Inner Lobby

Door to rear.

### Bedroom One

17'0 x 11'0 (5.18m x 3.35m)

Upvc double glazed window to rear and radiator.

### Bedroom Two

10'10 x 16'0 (3.30m x 4.88m)

Upvc double glazed window to front and radiator

### Bathroom

Fitted panelled bath with shower over and screen, w.c, wash hand basin and heated towel rail.

### Externally

Situated within communal grounds.

### Tenure

Leasehold

### Property Details

Local Authority: Darlington

Council Tax Band: A

Annual Price: £1,581

Conservation Area: West End

Flood Risk: Very low

Floor Area: 1,388 ft<sup>2</sup> / 129 m<sup>2</sup>

Plot size: 0.21 acres (3 Plots)

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

14 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability

BT

Sky

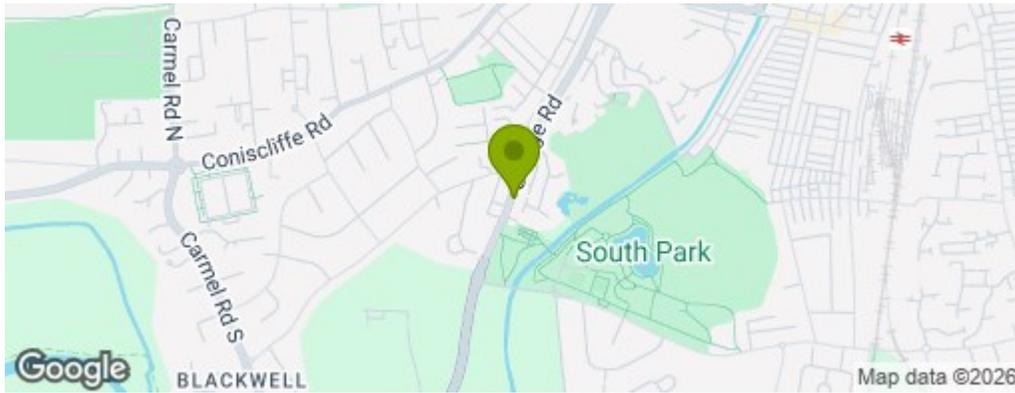
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### Note

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

### Information

All services/ appliances have not, and will not be tested'



## Property Information

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