

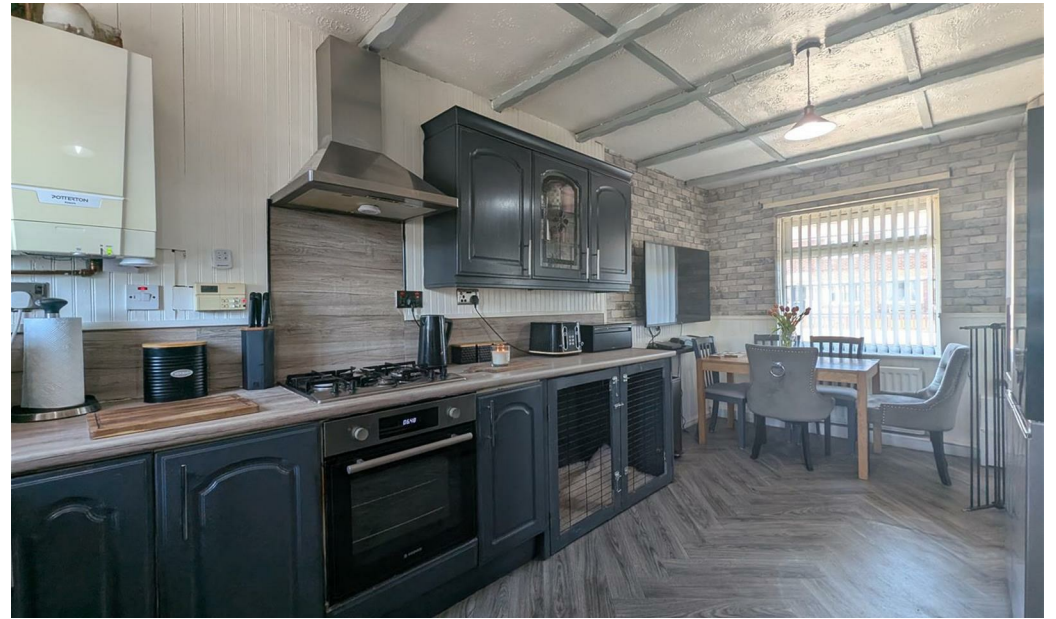


**Burnside Road**

Darlington DL1 4SU

**Offers Over £125,000**





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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# Burnside Road

## Darlington DL1 4SU



- Three Bedroom Semi-Detached Property
- Enclosed Garde to the Rear
- Council Tax Band A

- Eastbourne Area of Darlington
- Close to All Amenities
- EPC Rating C

- Off Street Parking
- Perfect For Families

Located on Burnside Road in the popular town of Darlington, this mature three-bedroom semi-detached house presents an excellent opportunity for families and investors alike. The property boasts a well-proportioned reception room, perfect for relaxing or entertaining guests. The three spacious bedrooms provide ample accommodation, ensuring comfort for all family members.

Conveniently located near Eastbourne, this home is just a stone's throw away from Darlington Railway Station, making it ideal for commuters. Additionally, the surrounding area offers a variety of amenities, including reputable schools, shops, and parks, catering to all your daily needs.

The property features off-street parking for multiple vehicles, a valuable asset in this desirable location. The rear garden offers a private outdoor space, perfect for children to play or for hosting summer barbecues with friends and family.

This semi-detached house is not only a wonderful family home but also a promising investment opportunity. With its prime location and ample living space, it is sure to attract interest. We highly recommend scheduling a viewing to fully appreciate all that this property has to offer.

### Entrance Hall

Door to front and staircase to first floor landing.

### Reception Room

18'3 x 11'7 (5.56m x 3.53m)

Windows to front and rear and fireplace.

### Kitchen

18'4 x 11'0 (5.59m x 3.35m)

Window to front, two windows and door to rear, fitted with wall, base and drawer units, stainless steel sink with mixer tap. Four ring hob with extractor over and oven. Space for a fridge freezer, washing machine and table and chairs. Storage cupboard and tiled floor.

### First Floor Landing

Storage cupboard.

### Bedroom One

12'8 x 9'6 (3.86m x 2.90m)

Window to side and storage cupboard.

### Bedroom Two

12'8 x 10' (3.86m x 3.05m)

Window to front and storage cupboard.

### Bedroom Three

8'9 x 6'11 (2.67m x 2.11m)

Window to rear and storage cupboard.

### Bathroom

Two windows to rear, corner bath with shower over and spray. Low level w.c and wash hand basin. Heated towel rail and fully tiled walls.

### Externally

To the front there is off street parking for three vehicles and access to the rear. To the rear is an enclosed garden.

### Tenure

Freehold

### Property Details

Local Authority: Darlington

Council Tax Band: A

Annual Price: £1,581

Conservation Area No

Flood Risk Very low

Floor Area 861 ft 2 / 80 m 2

Plot size 0.06 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

2 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

BT

Sky

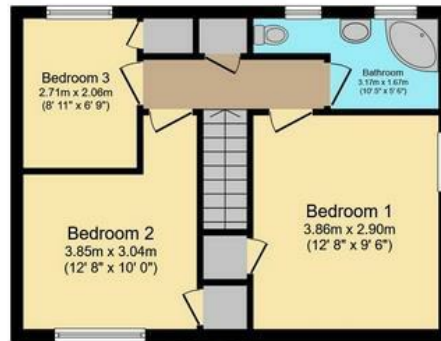
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### Note

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



Ground Floor



First Floor

Total floor area 83.9 sq.m. (903 sq.ft.) approx



## Property Information

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