



Burnet Drive

Darlington DL1 1HQ

Or Nearest Offer £175,000





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Darlington DL1 1HQ



- Three Bedroom Semi-Detached Property
- Enclosed Garden to Rear
- Off Street Parking

- Immaculately Presented Throughout
- Easy Access to Town Centre
- Council Tax Band B

- Generously Sized Rooms
- Within Close Proximity to Darlington College
- EPC Rating B

In the desirable Houghton area of Darlington, this delightful semi-detached house on Burnet Drive presents an excellent opportunity for families and professionals alike. The property boasts three well-proportioned bedrooms, providing ample space for comfortable living. The inviting reception room serves as a perfect gathering space, ideal for both relaxation and entertaining guests.

One of the standout features of this property is the off-street parking, accommodating up to two vehicles, which is a rare find in this sought-after location.

Situated within close proximity to Darlington College, this home is perfect for students or those seeking easy access to educational facilities. The surrounding area offers a friendly community atmosphere, with local amenities and parks nearby, making it an ideal setting for family life.

This semi-detached house is not just a property; it is a place where memories can be made. With its appealing features and prime location, it is certainly a property worth considering for your next home. Don't miss the chance to view this delightful residence.

Entrance Hallway

Door to front, staircase to first floor landing and radiator.

Ground Floor Cloaks

Low level w.c and wash hand basin.

Kitchen/Diner

11'5 x 14'9 (3.48m x 4.50m)

Upvc double glazed window to front, fitted white gloss wall, base and drawer units and contrasting worktops. Stainless steel sink unit with mixer tap, integrated electric hob with extractor over, splashback and integrated oven. Integrated fridge/freezer, dishwasher and washing machine. Spotlights to ceiling and marble effect tiled floor. Ample space for a dining table and chair set.

Lounge

11'1 x 14'9 (3.38m x 4.50m)

With French doors to rear, media wall with real flame effect fire and storage alcoves. Marble tiled floor and radiator.

First Floor Landing

With access to loft.

Bedroom One

14'9 x 9'6 (4.50m x 2.90m)

Two Upvc double glazed windows to front, storage cupboard and radiator.

Bedroom Two

9'6 x 7'10 (2.90m x 2.39m)

Upvc double glazed window to rear and radiator.

Bedroom Three

6'6 x 6'2 (1.98m x 1.88m)

Upvc double glazed window to rear and radiator.

Bathroom

Upvc double glazed obscure window to side, Double walk in shower, wash hand basin in vanity storage unit, low level w.c, marble tiled floor and radiator.

Externally

To the front is mainly laid to concrete with gated access to the rear.

To the rear is an enclosed garden, fully paved with shed and gated access to rear..

Tenure

Freehold

Property Details

Local Authority: Darlington

Council Tax Band: B

Annual Price: £1,845

Conservation Area No

Flood Risk Very low

Floor Area 764 ft 2 / 71 m 2

Plot size 0.04 acres (2 Plots)

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

5 Mbps

Superfast

70 Mbps

Ultrafast

10000 Mbps

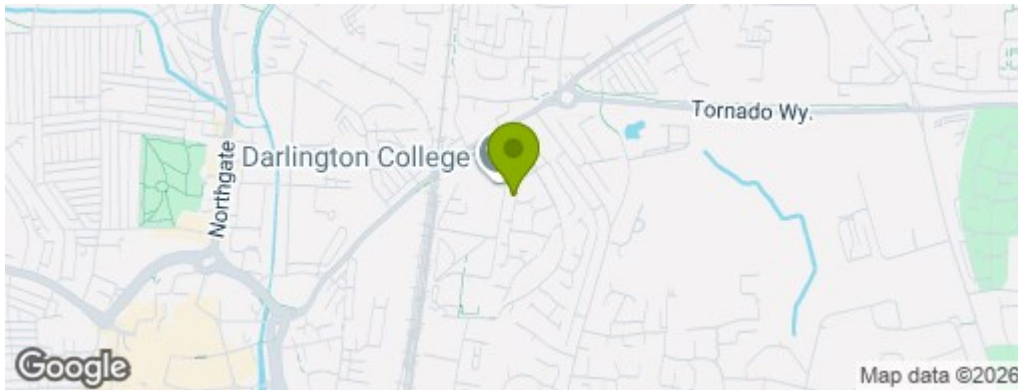
Satellite / Fibre TV Availability

BT

Sky

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.



Property Information

01325 363858

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