



Westpark Drive

Darlington DL3 0TB

Offers Over £200,000





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 firms 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.



Westpark Drive

Darlington DL3 0TB



- Three Bedroom Detached Property
- Not Far from Travel and Transport Links
- Gardens to Front and Rear

- Off Street Parking
- No Onward chain
- EPC Rating D

- Popular West Park Area of Darlington
- Close to Nearby Shops, Schools and Facilities
- Council Tax Band C

Located in the sought-after Faverdale/Westpark area of Darlington, this three-bedroom detached house presents an excellent opportunity for families seeking a comfortable and convenient home. The property boasts a well-maintained exterior, reflecting the care of its original owner, and offers a welcoming atmosphere from the moment you arrive.

Inside, you will find a spacious reception room that serves as the heart of the home, perfect for family gatherings or quiet evenings. The three bedrooms provide ample space for rest and relaxation, making it an ideal setting for family life. The bathroom is well-appointed, ensuring that all your needs are met.

The gardens surrounding the property are easy to maintain, allowing you to enjoy the outdoors without the burden of extensive upkeep. Additionally, the property features parking for two vehicles, providing convenience for families with multiple cars.

Situated close to local amenities and excellent transport links, this home offers both tranquillity and accessibility. Whether you are commuting to work or enjoying the local shops and parks, everything you need is within easy reach.

This delightful detached house is not just a property; it is a place where memories can be made. With its ideal location and family-friendly features, it truly represents a wonderful opportunity for those looking to settle in a vibrant community.

No Chain.

Entrance Porch

Door to front, window to side and radiator.

Lounge

23'07 x 11'00 (7.19m x 3.35m)

Upvc double glazed window to front, deep coving to ceiling, fireplace with inset fire and radiator.

Dining Room

Double doors to conservatory and decorative coving to ceiling. Ample space for a table and chairs.

Conservatory

9'11 x 8'08 (3.02m x 2.64m)

Part wall, part Upvc double glazed with double doors to rear and apex roof.

Kitchen

10'01 x 9'09 (3.07m x 2.97m)

Upvc double glazed window to rear, fitted with wall, base and drawer units, stainless sink unit with mixer tap, hob and oven with extractor over. Space for a washing machine and under counter fridge. Part tiled walls and wall mounted boiler.

First Floor Landing

Bedroom One

11'04 x 11'00 (3.45m x 3.35m)

Upvc double glazed window to rear, fitted wardrobe with mirrored sliding doors and radiator.

Bedroom Two

12'00 x 9'02 (3.66m x 2.79m)

Upvc double glazed window to front, fitted wardrobes with sliding doors and radiator.

Bedroom Three

10'01 x 7'04 (3.07m x 2.24m)

Upvc double glazed window to front and radiator.

Bathroom

Upvc double glazed obscure window to side, walk in shower cubicle, low level, back to wall w.c and wash hand basin in vanity unit with storage, tiled walls and radiator.

Externally

To the front there is an ample paved driveway for off street parking and access to the garage and rear of the property.

To the rear is an enclosed garden which is mainly laid to paving with gravelled beds.

Garage/Storage/Cloakroom

Accessible from the front porch, enclosed fitted w.c cubicle with wash hand basin. Ample storage space. The up and over garage door remains in place.

Tenure

Freehold

Property Details

Local Authority: Darlington

Council Tax Band: C

Annual Price: £2,108

Conservation Area No

Flood Risk Very low

Floor Area 0 ft 2 / 0 m 2

Plot size 0.05 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

6 Mbps

Superfast

79 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability

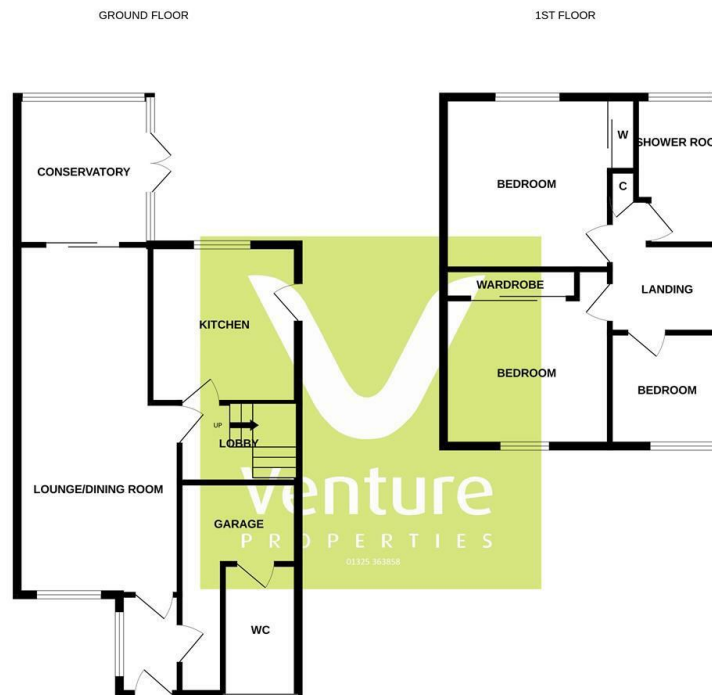
BT

Sky

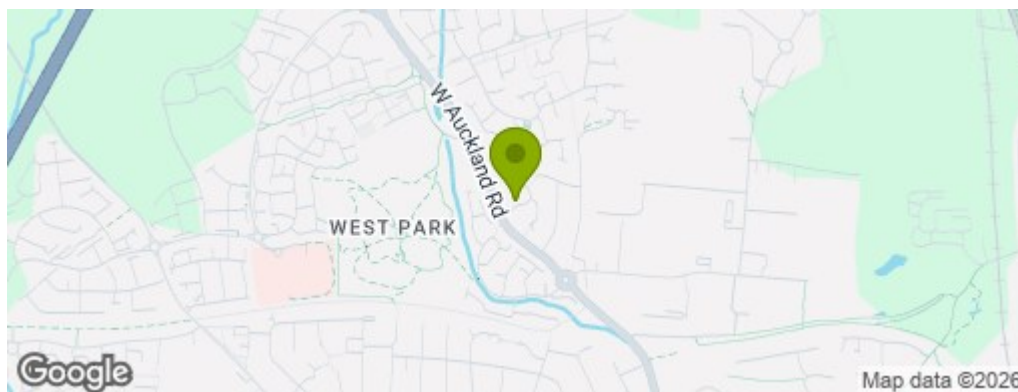
Virgin

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 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.
Made with Mapogen ©2024



Property Information

01325 363858

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