



Timothy Hackworth Drive

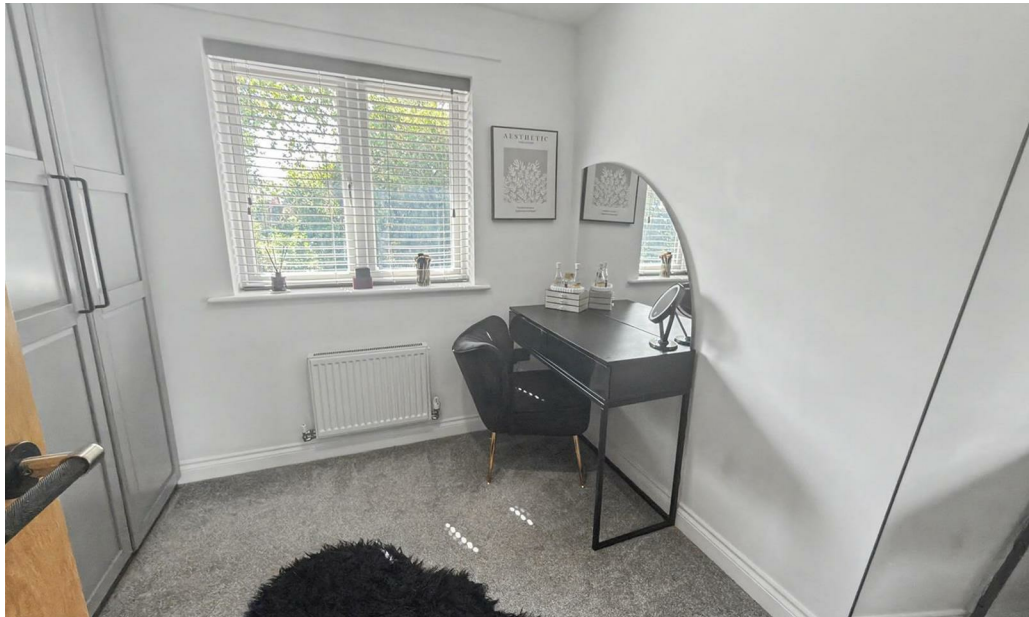
Darlington DL2 2GN

£220,000

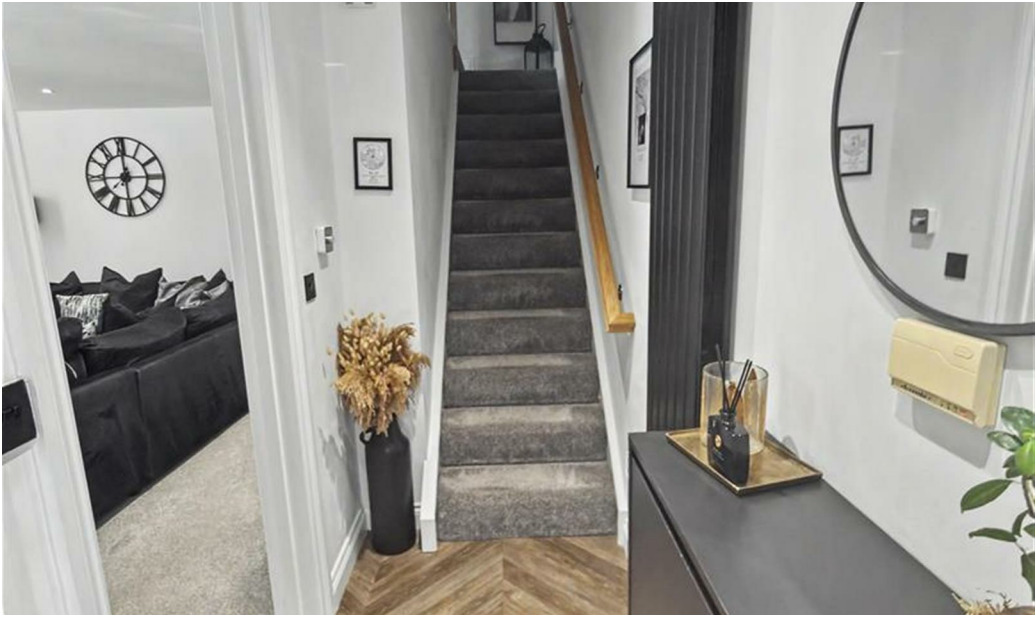




This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely 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.



Timothy Hackworth Drive

Darlington DL2 2GN



- Three Bedroom Semi-Detached Property
- Enclosed Garden to Rear
- Close to All Amenities

- Sought After West Park Location
- Nature Reserve Within Walking Distance
- Council Tax Band C

- Garage & Off Street Parking
- Easy Access to A1m and Other Travel Routes
- EPC Rating C

Stunning Three-Bedroom Home – West Park

A stunning three-bedroom home situated on the highly sought-after West Park development, ideally positioned close to a range of excellent local amenities, schools and transport links.

The property comes to the market having undergone a most impressive programme of improvements and redecoration by the current owner, creating a stylish, contemporary and beautifully presented home that is ready to move straight into.

The quality and attention to detail throughout is immediately apparent, and the discerning purchaser is sure to be impressed by the standard of accommodation on offer. Viewing is strongly recommended to fully appreciate this impressive home.

Externally, the property benefits from well-maintained front and rear gardens, together with off-street parking leading to a single garage.

Early viewing is essential and highly recommended.

Entrance Hall

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

Lounge

14'6 x 15'9 (4.42m x 4.80m)

Upvc double glazed window to front and radiator with glass panelled doors opening up into the stylish dining kitchen.

Dining Kitchen

17'10 x 9'9 (5.44m x 2.97m)

Upvc double glazed window to rear, fitted with wall, base and drawer units, sink with mixer tap, electric hob with eye level oven. Integrated microwave, fridge freezer, dishwasher, washing machine and bin. Under stairs storage cupboard, radiator and french doors to rear.

Ground Floor Cloaks

Upvc double glazed obscure window to side, wash hand basin, w.c and radiator.

First Floor Landing

Storage cupboard and radiator.

Bedroom One

11'8 x 11'11 (3.56m x 3.63m)

Upvc double glazed window to rear, fitted wardrobes and radiator.

Bedroom Two

13'9 x 8'7 (4.19m x 2.62m)

Upvc double glazed window to front and radiator.

Bedroom Three

8'10 x 8'5 (2.69m x 2.57m)

Upvc double glazed window to front and radiator.

Bathroom

Upvc double glazed obscure window to rear, freestanding bath, walk in shower, low level w.c, wash hand basin and radiator.

Externally

To the front there is off street parking and access to the integral garage.

To the rear is mainly laid to lawn with patio area.

Tenure

Freehold

Property Details

Local Authority: Darlington

Council Tax Band: C

Annual Price: £2,217

Conservation Area No

Flood Risk Very low

Floor Area 957 ft 2 / 89 m 2

Plot size 0.05 acres

Mobile coverage

EE

Vodafone

Three

C2

Broadband

Basic

6 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

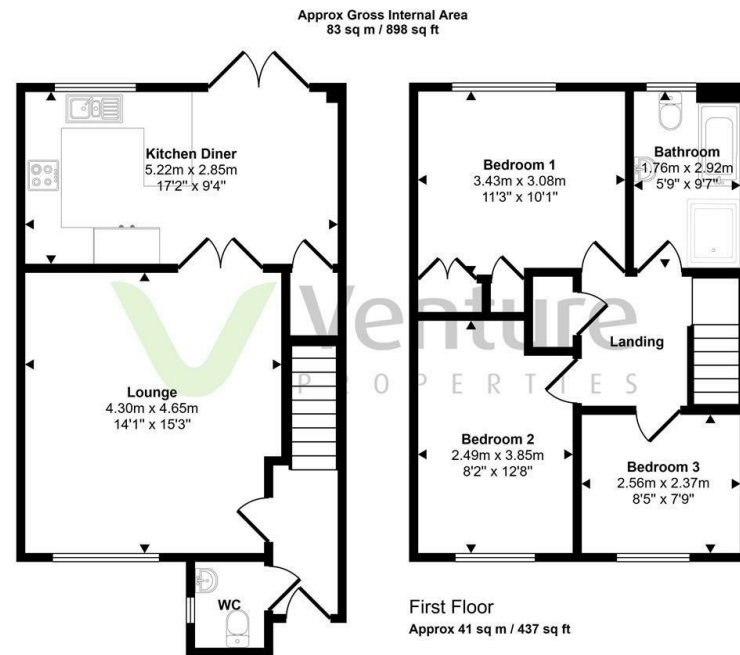
BT

Sky

Virgin

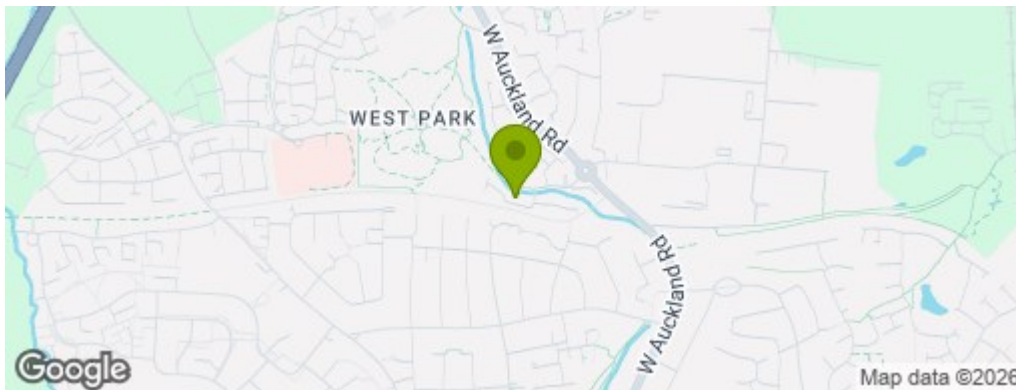
Note

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.



Ground Floor
Approx 43 sq m / 461 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Property Information

01325 363858

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