



Woodvale Road

Darlington DL3 8EZ

Offers Over £385,000





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.

Woodvale Road

Darlington DL3 8EZ



- Four Bedroom Semi Detached
 - Garage
 - Council Tax Band D
- Two Reception Rooms
 - West End Location
 - EPC Rating C
- Open Plan Garden Room
 - Well Established Gardens

Situated on the charming Woodvale Road in Darlington, this delightful four-bedroom semi-detached house offers a perfect blend of comfort and style. Ideal for families or those seeking extra space, the property boasts two spacious reception rooms, providing ample room for relaxation and entertaining guests.

One of the standout features of this home is the inviting garden room, which serves as a tranquil retreat, perfect for enjoying the beauty of the outdoors from the comfort of your home. The well-established garden is a true gem, featuring a lawn, a lovely decking area, and a patio, making it an ideal space for summer barbecues or simply unwinding in the fresh air.

Additionally, the property includes a garage, providing convenient storage or parking options. With its generous living space and outdoor amenities, this semi-detached house is a wonderful opportunity for those looking to settle in a friendly neighbourhood. Don't miss the chance to make this charming property your new home.

- Porch**
- Entrance Hallway**
- Reception Room One**
16'4 x 11'8 (4.98m x 3.56m)
- Reception Room Two**
12'10 x 12'1 (3.91m x 3.68m)
- Kitchen Area**
21'7 x 8'5 (6.58m x 2.57m)
- Garden Room**
9'8 x 8'8 (2.95m x 2.64m)

- First Floor**
- Bedroom One**
15'9 x 9'8 (4.80m x 2.95m)

En-Suite

- Bedroom Two**
14 x 11'8 (4.27m x 3.56m)
- Bedroom Three**
14'1 x 12'2 (4.29m x 3.71m)
- Bedroom Four**
9'8 x 7'3 (2.95m x 2.21m)

- Family Bathroom**
- Externally**
- Tenure**
Freehold

- Property Details**
- Local Authority
Darlington
- Council Tax
Band:
D
- Annual Price:
£2,494
- Conservation Area
No
- Flood Risk
Very low
- Floor Area
0 ft 2 / 0 m 2
- Plot size
0.07 acres
- Mobile coverage

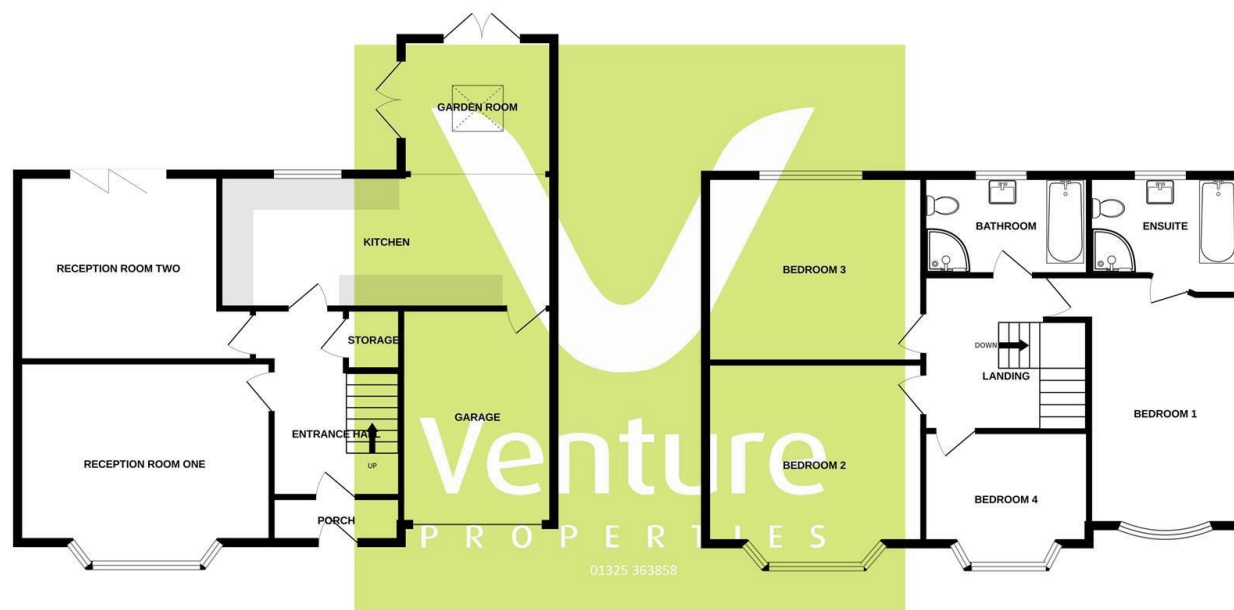
- EE
Vodafone
- Three

- C2
Broadband
- Basic
16 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.

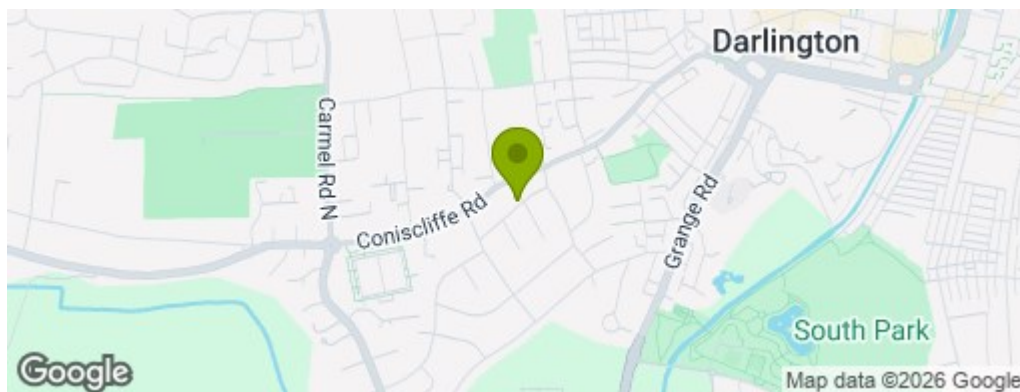
GROUND FLOOR

1ST FLOOR



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.

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