



John Fowler Way

Darlington DL2 2GG

Offers Over £160,000





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.



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- Two Bedroom Terraced Property
- Communal Off Street Parking
- Council Tax Band B

- Ideally Located in West Park
- Within Walking Distance to Nature Reserve
- EPC Rating C

- Close to Shops, Schools and Transport Links
- Gardens to Front and Rear

Located in the desirable West Park area of Darlington, this charming two-bedroom end terrace house presents an excellent opportunity for both first-time buyers and investors alike. The property boasts a welcoming open plan living space, perfect for modern living and entertaining. Recently decorated throughout, it features new carpets and flooring, ensuring a fresh and inviting atmosphere.

With one reception room, the layout is both practical and comfortable, providing ample space for relaxation and social gatherings. The two well-proportioned bedrooms offer a peaceful retreat, while the bathroom is conveniently located to serve the household's needs.

One of the standout features of this property is that it comes with no onward chain, allowing for a smooth and hassle-free purchase process. The location on John Fowler Way places you within easy reach of local amenities, parks, and transport links, making it an ideal choice for those seeking convenience and community.

This delightful home is ready for you to move in and make it your own. Don't miss the chance to view this lovely property in a sought-after area of Darlington.

Entrance Hall

Composite door to front and radiator.

Lounge / Diner

173 x 139 (5.26m x 4.19m)

Sliding doors to rear, staircase to first floor landing with storage cupboard under and two radiators.

Kitchen

8'6 x 7 (2.59m x 2.13m)

Upvc double glazed window to front, fitted wall, base and drawer units, sink unit, electric hob and oven. Space for a fridge freezer and washing machine, radiator.

Ground Floor Cloaks

W.c, wash hand basin and radiator.

First Floor Landing

Bedroom One

13'9 x 10'10 (4.19m x 3.30m)

Upvc double glazed window to front, access to loft and radiator.

Bedroom Two

13'9 x 10 (4.19m x 3.05m)

Upvc double glazed window to rear and radiator.

Bathroom

Upvc double glazed obscure window to side, bath with shower over and screen, w.c, wash hand basin and radiator.

Externally

To the front is an enclosed garden and to the rear the garden is mainly pebbled with a shed and gated access.

Tenure

Freehold

Property Details

Local Authority: Darlington

Council Tax Band: B

Annual Price: £1,940

Conservation Area No

Flood Risk Very low

Floor Area 731 ft 2 / 68 m 2

Plot size 0.02 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

4 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability

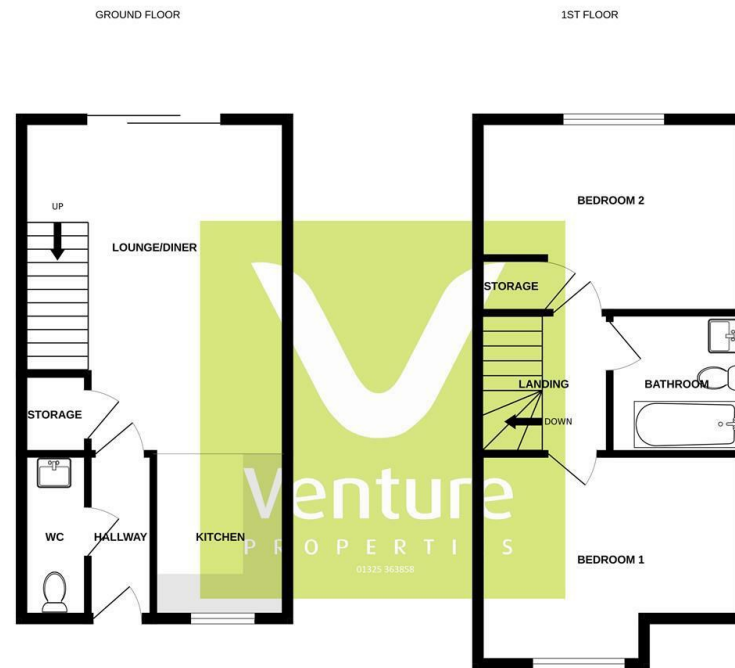
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Sky

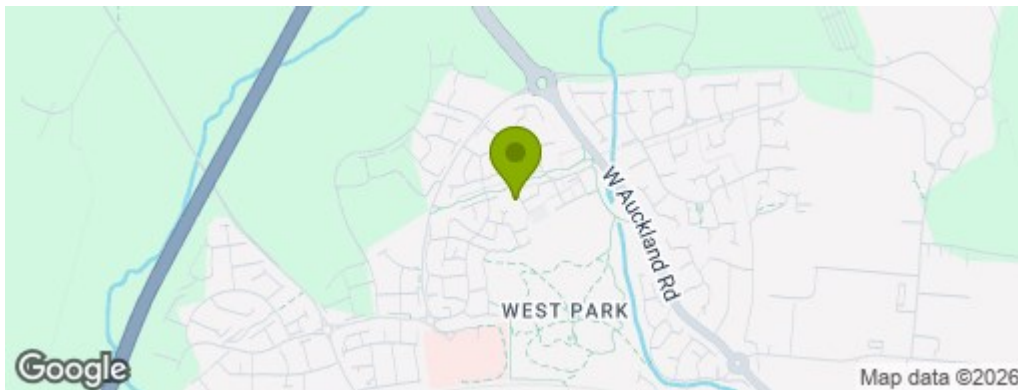
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Note

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.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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