



Albatross Way

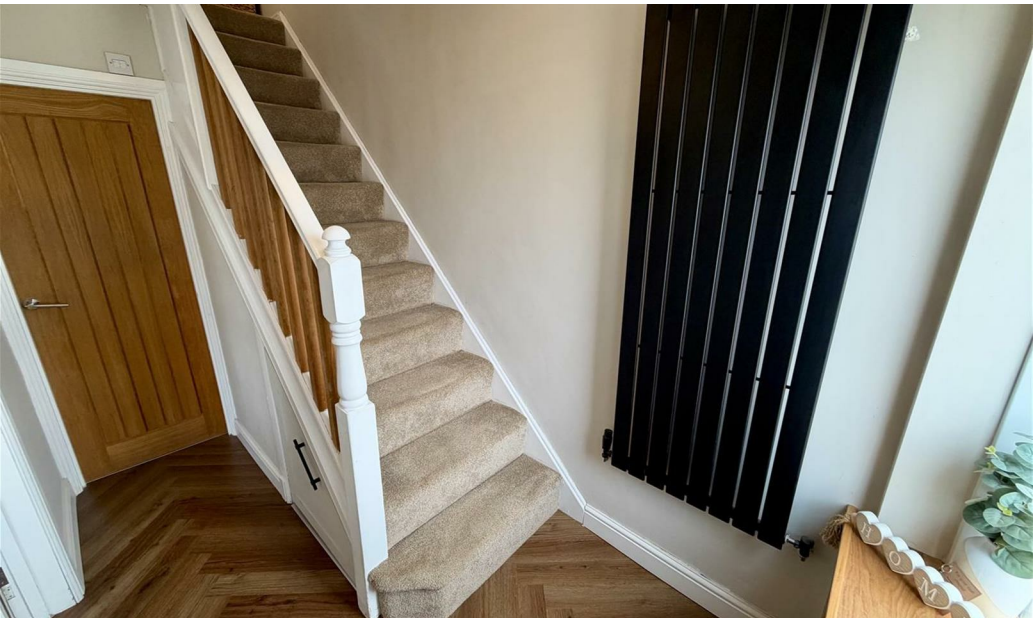
Darlington DL1 1DN

£180,000





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.



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.

Albatross Way

Darlington DL1 1DN



- Three Bedroom Semi-Detached Property
- Converted Garage
- Close to All Amenities

- Popular Eastbourne Area of Darlington
- Spacious Rooms
- Council Tax Band B

- Generous Off Street Parking
- Priced to Sell
- EPC Rating tbc

Located in the charming area of Albatross Way, Darlington, this delightful three-bedroom semi-detached house offers a perfect blend of modern living and comfort. Upon entering, you are welcomed into a spacious open-plan lounge diner, ideal for both relaxation and entertaining guests. The layout is designed to create a warm and inviting atmosphere, making it a wonderful space for family gatherings or quiet evenings at home.

The property boasts three well-proportioned bedrooms, providing ample space for a growing family or those seeking a guest room. The bathroom is conveniently located, ensuring ease of access for all residents.

One of the standout features of this home is the converted garage, which has been transformed into a versatile bar, utility room and complete with additional storage. This unique space can serve as a perfect retreat for socialising or as a functional area for household tasks.

Outside, the garden is not only a lovely spot for outdoor activities but also includes a dedicated bar/home office, offering a peaceful environment for work or leisure. The property also benefits from parking for two vehicles, ensuring convenience for residents and visitors alike.

This modern semi-detached house is an excellent opportunity for those looking to settle in a friendly neighbourhood while enjoying the comforts of contemporary living. With its thoughtful design and practical features, it is sure to appeal to a variety of buyers. Don't miss the chance to make this lovely property your new home.

Entrance Hall

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

Lounge / Diner

21'10 x 10'1 (6.65m x 3.07m)

Upvc double glazed window to front, media wall, vertical radiator and French doors to rear.

Kitchen

8'5 x 7'7 (2.57m x 2.31m)

Upvc double glazed window to side, fitted wall, base and drawer units, stainless steel sink with mixer tap, with space for a cooker, washing machine, fridge freezer. Upvc door to rear.

Ground Floor Bathroom

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

First Floor Landing

Upvc double glazed window to side.

Bedroom One

12'10 x 9'9 (3.91m x 2.97m)

Upvc double glazed window to front, storage cupboard and radiator.

Bedroom Two

11'9 x 7'11 (3.58m x 2.41m)

Upvc double glazed window to rear, storage cupboard and radiator.

Bedroom Three

8'7 x 7'11 (2.62m x 2.41m)

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

Externally

To the front there is an ample driveway providing off street parking and access to the rear garden and the converted garage.

To the rear you will find an enclosed garden, laid to artificial lawn with decking area.

The garage is split into three sections. Bar area, utility room with sink and space for appliances and storage to the front of the garage.

Tenure

Freehold

Property Details

Local Authority: Darlington

Council Tax Band: B
Annual Price: £1,940
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
5 Mbps
Superfast
80 Mbps
Ultrafast
1000 Mbps
Satellite / Fibre TV Availability

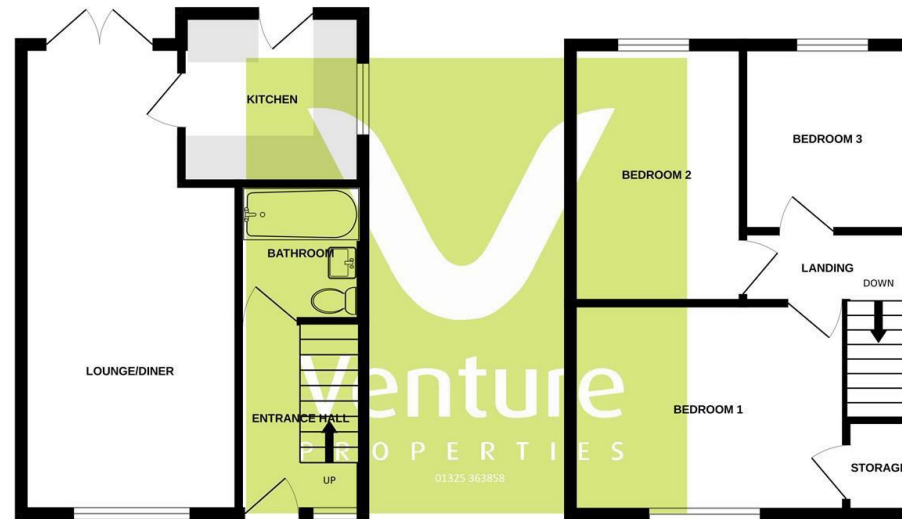
BT
Sky
Virgin

Note

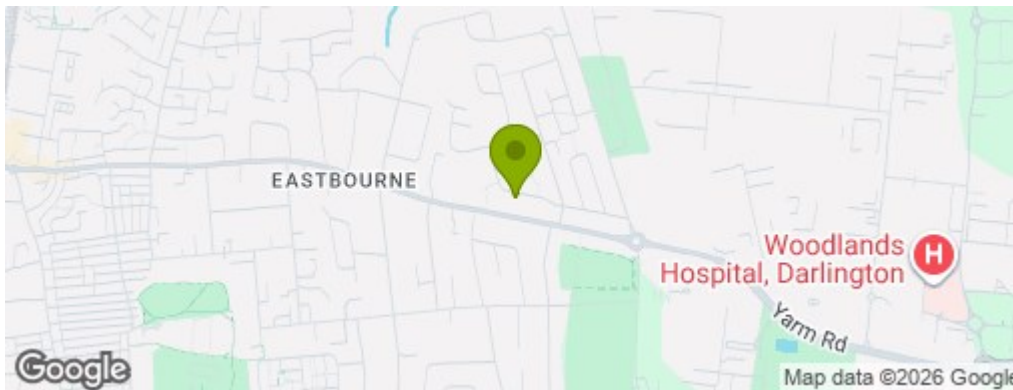
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification 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.
Made with Metropix i2020



Property Information

01325 363858

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