



Granville Place

Darlington DL3 0QH

Offers Over £150,000





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 Property
 - Close to All Amenities
 - EPC Rating tbc
- Spacious Corner Plot
 - Easy Access to Travel & Transport Links
- Popular Denes Area of Darlington
 - Council Tax Band B

Welcome to this charming end-terrace house located in the desirable area of Granville Place, Darlington. This modern property boasts two spacious double bedrooms, making it an ideal choice for couples, small families, or those seeking a comfortable living space.

As you enter, you are greeted by a welcoming reception room that seamlessly flows into a well-appointed lounge/diner, perfect for entertaining guests or enjoying family meals. The layout is designed to maximise space and light, creating a warm and inviting atmosphere throughout.

The property features a contemporary bathroom, ensuring that your daily routines are both convenient and enjoyable. Additionally, off-street parking adds to the practicality of this home, providing ease and security for your transport needs.

Granville Place is situated in a friendly neighbourhood, offering a blend of local amenities and green spaces, making it a wonderful place to live. With its modern features and thoughtful design, this end-terrace house is a fantastic opportunity for anyone looking to settle in Darlington. Don't miss your chance to make this lovely property your new home.

Entrance Hallway

Downstairs Cloakroom

Kitchen
9'11 x 6 (3.02m x 1.83m)

Lounge / Diner

First Floor

Bedroom One
13 x 10'2 (3.96m x 3.10m)

Bedroom Two
13 x 8'4 (3.96m x 2.54m)

Bathroom

Externally
With off street parking to the front.
Enclosed garden to the rear.

Property Details
Local Authority: Darlington
Council Tax Band: B
Annual Price:: £1,940
Conservation Area No
Flood Risk Very low
Floor Area 688 ft 2 / 64 m 2
Plot size 0.05 acres
Mobile coverage

EE
Vodafone
Three
O2
Broadband

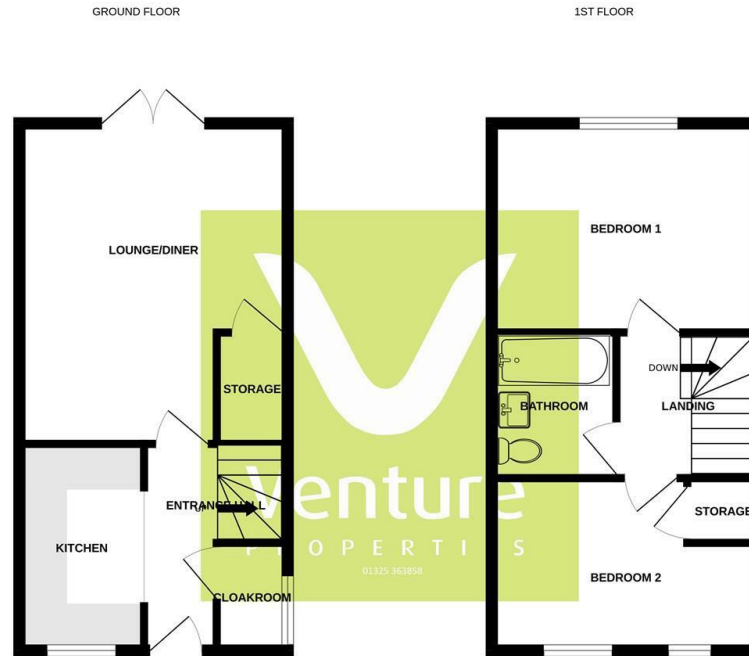
Basic
15 Mbps
Superfast
98 Mbps
Ultrafast

10000 Mbps
Satellite / Fibre TV Availability

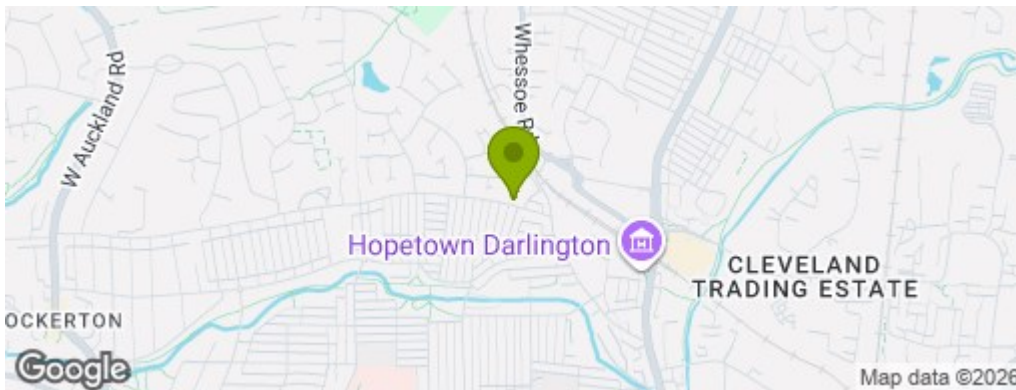
BT
Sky
Virgin

Tenure
Freehold

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.
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Property Information

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