# The Fairway

Darlington DL1 1ES

## Offers In The Region Of £155,000

Venture
PROPERTIES

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# The Fairway

## Darlington DL1 1ES

x 3 x 1 x 2

- Three Bedroom Semi Detached
- Single Detached Garage
- Council Tax Band B
- Two Reception Rooms
- Large Rear Garden
- EPC Rating D
- Ideal Investment or First Time Buy
- No Onward Chain

Welcome to this semi-detached house located on The Fairway in Darlington. This delightful property boasts three well-proportioned bedrooms, making it an ideal choice for families or those seeking a comfortable living space. The house features two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings at home.

One of the standout features of this property is the expansive rear garden, which offers ample space for outdoor activities, gardening, or simply relaxing in the fresh air. Additionally, the single detached garage provides convenient storage or parking options, while off-street parking ensures that you and your guests will always have a place to park.

This home is an excellent opportunity for first-time buyers or investors looking to expand their portfolio. With its spacious layout and desirable location, it presents a wonderful chance to create a warm and welcoming environment.

In summary, this three-bedroom semi-detached house with two reception rooms and a generous garden is a fantastic opportunity not to be missed. Whether you are looking to settle down or invest, this property is sure to meet your needs. We invite you to come and see for yourself the potential this home has to offer.

### Entrance Hallway

### Lounge
11'8 x 10'1 (3.56m x 3.07m)

### Dining Room
11'8 x 11'3 (3.56m x 3.43m)

### Kitchen
12'7 x 9 (3.84m x 2.74m)

### First Floor

### Bedroom One
15'8 x 9'11 (4.78m x 3.02m)

### Bedroom Two
11'5 x 9'10 (3.48m x 3.00m)

### Bedroom Three
9 x 9 (2.74m x 2.74m)

### Bathroom

### Externally

### Tenure
Freehold

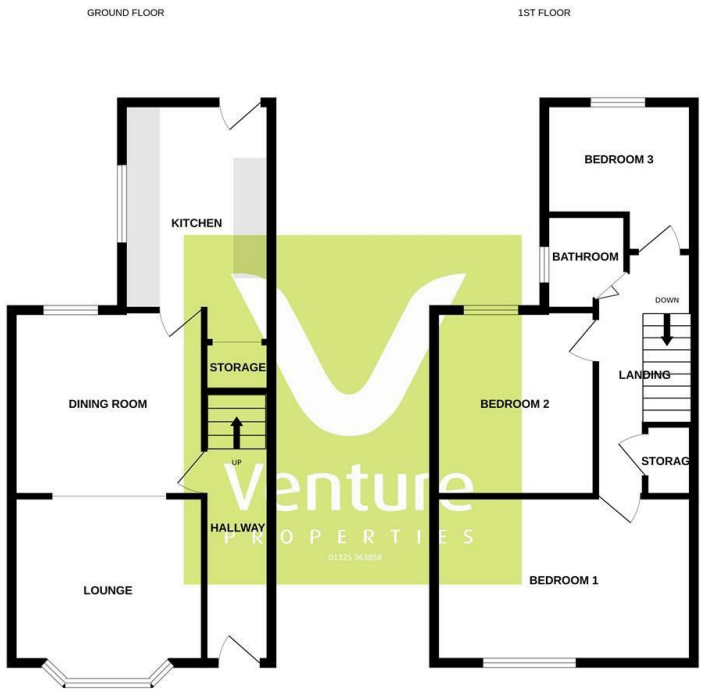
### Property Details
Local Authority
Darlington
Council Tax
Band:
B
Annual Price:
£1,940
Conservation Area
No
Flood Risk
Very low
Floor Area
1,022 ft 2 / 95 m 2
Plot size
0.09 acres
Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
9 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.




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

01325 363858

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