



177 Woodland Road

Darlington DL3 9ND

£112,000





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.

177 Woodland Road

Darlington DL3 9ND



- Two Bed Apartment First Floor Apartment
- Allocated Parking Space
- No Onward Chain

- Many Original Features
- Within Close Proximity to Cockerton Village
- Suitable for Professionals

- West End Location Close To Amenities
- Easy Access to Darlington Memorial Hospital
- Council Tax Band B

Welcome to Woodland Road, this unique two bedroom, first floor apartment, set within a Victorian period house, is located in the sought after West End location of Darlington. Purchasing this apartment, is a rare opportunity and we would highly recommend viewings at your earliest convenience.

This spacious apartment is offered to the market with no onward chain and retains many original features whilst also benefiting from attractive modern fittings. The property is ideally located for Cockerton Village, Darlington Memorial Hospital and Darlington Town Centre.

With transport links close at hand, and an allocated car parking space along with visitors parking, everything is taken care of. There are pleasant, well maintained grounds to enjoy should you wish to sit outside and grab some fresh air.

The lease has been extended 156 years remaining.

Entrance Hall

With entrance door, large storage cupboard with shelving . Intercom security system.

Lounge

12' x 16'2 (3.66m x 4.93m)

Situated to the front. With original wooden windows, radiator.

Kitchen

10'7 x 5'6 (3.23m x 1.68m)

Situated to the side. With window, tiled walls, comprehensive range of walnut wall and base units with drawers, ceramic electric hob with oven under, space for washing machine, space for fridge, extractor fan, tiled walls, central heating boiler, one and a half bowl stainless steel sink unit and mixer taps, laminate flooring.

Bedroom One

9'5 x 13'1 (2.87m x 3.99m)

Situated to the right hand side of the property. With original wooden windows to rear elevation, radiator, built-in sliding mirrored wardrobes with hanging and shelving space, radiator.

Bedroom Two

10'9 x 6'6 (3.28m x 1.98m)

Situated to the right hand side of the property. Window, sliding wardrobes with hanging and shelving space.

Bathroom

With obscure window, white tiled walls, black tile effect flooring, white panelled bath with shower over, low level wc, wash hand basin, shaver point and airing cupboard.

Externally

The front of the property is accessed via Woodlands Road and each apartment has allocated car parking within the grounds. To the rear of the property is a well established, mature enclosed garden with patio and lawned areas, surrounded by attractive trees, plants and shrubs.

Tenure

Freehold

Property Information

Local Authority: Darlington

Council Tax Band: B

Annual Price: £1,757

Conservation Area West End

Flood Risk No Risk

Floor Area 0 ft 2 / 0 m 2

Plot size

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

16 Mbps

Superfast

51 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

BT

Sky

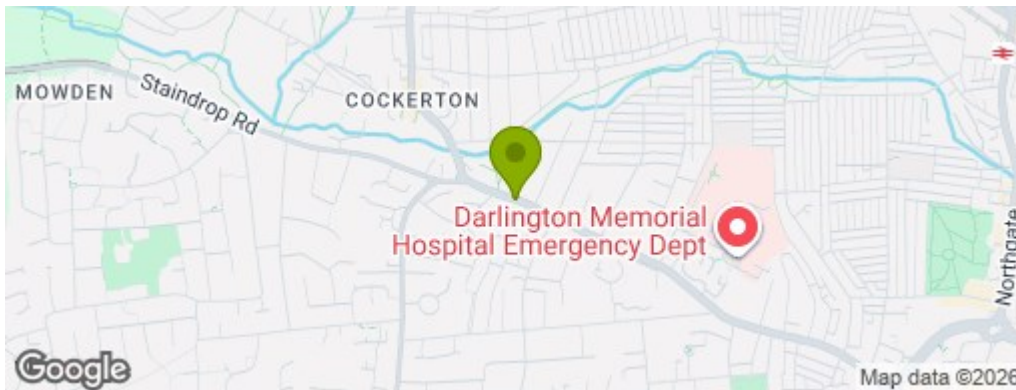
Note

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
780 sq.ft. (72.5 sq.m.) approx.



TOTAL FLOOR AREA - 780 sq.ft. (72.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, mass and any other details are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such for any prospective purchase. The services, systems and appliances shown hereon have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Mapbox 5/2024



Property Information

01325 363858

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