

Darlington DL2 2NT

Offers In The Region Of £365,000

Venture PROPERTIES









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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- Three Bedrooms and Detached
- Spacious Rooms
- Council Tax Band E
- Gardens to Front, Side and Rear
- Well Presented
- Epc Rating E
- Double Garage and Off Street Parking
- Semi-Rural Location
- Village Loctation

***PRICED TO SELL, OPEN TO OFFERS ***
In Dalton On Tees, Darlington, this beautifully presented three-bedroom detached property offers a perfect blend of comfort and style. The property boasts three generous reception rooms, providing ample space for both relaxation and entertaining.

The property is designed with spacious living in mind, allowing for a light and airy atmosphere throughout. The well-maintained interiors are sure to impress, making it an ideal home for families or those seeking a peaceful retreat.

For those with vehicles, the property features parking for multiple vehicles, along with a double garage, providing both security and ease of access. The semi-rural location offers a tranquil lifestyle while still being within reach of local amenities and transport links.

This delightful property is a rare find and presents an excellent opportunity for anyone looking to settle in a serene yet accessible part of Darlington. Don't miss the chance to make this lovely house your new home.

Sold with no onward chain.

Entrance Hall
Upvc door to front, staircase to first floor landing and radiator.

Ground Floor Cloaks
Upvc double glazed obscure window to front, w.c and wash hand basin.

Lounge
23'5 x 23'6 x 13'8 (7.14m x 7.16m x 4.17m)
L shaped room with Upvc double glazed windows to front and side, two timber framed windows to rear. Feature fireplace with inset fire and radiator. Open arch to dining area.

Dining Area
12'10 x 9'7 (3.91m x 2.92m)
Space for a table and chairs, radiator and double doors to kitchen. Open access to Garden room.

Garden Room
11'5 x 10'9 (3.48m x 3.28m)
Two Velux roof windows to rear, visible ceiling beams and sliding doors to side, leading to the garden.

Kitchen/Breakfast Room
24'3 x 8'11 (7.39m x 2.72m)
Upvc double glazed window to front and Velux rooflight window. Fitted with white wall, base and drawer units with contrasting worktops and feature display cabinets to breakfast bar area. Electric hob and oven with extractor over. Ceramic sink unit with mixer taps, spotlights to ceiling and door to side. Open plan to Utility Area.

Utility Area
Open plan from kitchen/breakfast room with space for under counter fridge and freezer.

Ground Floor Shower Room
Upvc double glazed obscure window to rear, shower cubicle, w.c, wash hand basin in vanity unit and heated towel rail.

Study
10'2 x 9'7 (3.10m x 2.92m)
Double glazed window to front and radiator.

First Floor Landing
Access to loft via drop down ladder.

Bedroom One
15'11 x 13'4 (4.85m x 4.06m)
Upvc double glazed window to side, fitted wardrobes and radiator.

Bedroom Two
15'11 x 9'6 (4.85m x 2.90m)
Upvc double glazed window to side, fitted wardrobes and raadiator.

Bedroom Three
12'8 x 6'3 (3.86m x 1.91m)
Upvc double glazed window to front and radiator.

Bathroom
9'7 x 5'5 (2.92m x 1.65m)
Upvc double glazed window to rear, panelled bath with shower over and screen, w.c, wash hand basin and heated towel rail.

Externally
To the front is a gated garden with driveway leading to a double garage and room for off street parking. With lawn and pebble areas and gated access to the rear.
To the rear is an enclosed garden space which is mainly laid to patio, access door to garage.

Tenure
Freehold

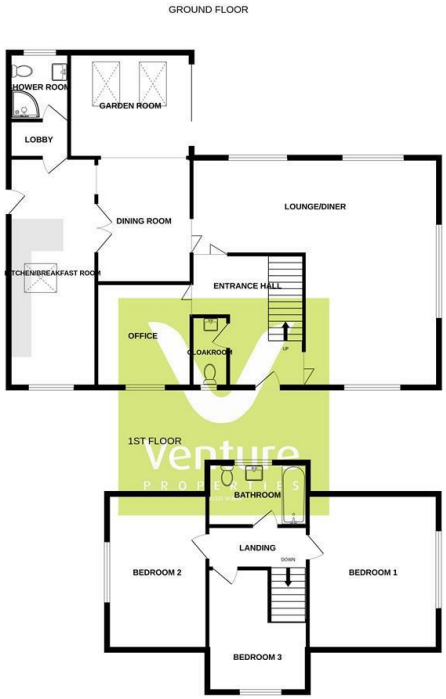
Property Details
Local Authority: North Yorkshire
Council Tax
Conservation Area No
Flood Risk Very low
Floor Area 0 ft 2 / 0 m 2
Plot size 0.14 acres
Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
4 Mbps
Ultrafast
1800 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

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