

Spruce Grove

Darlington DL3 8NW

£130,000

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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Spruce Grove

Darlington DL3 8NW



- Two Bedroom Maisonette
- Close to Well Regarded Schools
- Double Glazed and Cavity Wall Insulated Throughout
- Sought After West End Location
- Communal Landscaped Gardens
- Council Tax Band C
- Garage and Off Street Parking
- Within Close Proximity to Darlington Town Centre
- EPC Rating C

In the desirable West End of Darlington, this two-bedroom maisonette offers a perfect blend of comfort and convenience. Upon entering, you will notice that the rooms are deceptively spacious, creating an inviting atmosphere throughout the property. The well-proportioned reception room in particular benefits from lots of natural light, providing an ideal space for relaxation or entertaining guests.

With quality carpets and being neutrally decorated, the property is ideal to move straight into without any fuss. Two comfortable bedrooms, a practical kitchen and well appointed bathroom, will appeal to many.

One of the standout features of this property is the garage which is situated within a block, providing extra storage space or additional security for your vehicle. Residents can also enjoy the communal gardens and grounds, offering a lovely outdoor area to unwind with the advantage of readily available parking for residents and visitors, ensuring ease of access.

This maisonette is ideally located, making it a fantastic choice for those who appreciate the charm of the West End whilst being close to local amenities. Darlington town centre and Cockerton Village are easily accessed either on foot, by means of transport or a short drive away.

Whether you are looking to buy or rent, this property presents an excellent opportunity to secure a delightful home in a sought-after area of Darlington.

Entrance Hallway
Door to front, staircase to first floor landing and three storage cupboards.

Lounge
17'1 x 17'2 (5.21m x 5.23m)
Window to rear, coving to ceiling and open hatch feature through to the kitchen with shutters so that the hatch can be closed. Two wall mounted electric radiators.

Kitchen / Breakfast Room
8'10 x 10'9 (2.69m x 3.28m)
Window to front, fitted wall, base and drawer units, with breakfast bar. Integrated ceramic hob and oven with extractor over, stainless steel sink with mixer tap and space for a washing machine and fridge freezer.

First Floor Landing
Electric radiator.

Bedroom One
11'11 x 10'11 (3.63m x 3.33m)
Window to rear and storage cupboard.

Bedroom Two
12'0 x 8'11 (3.66m x 2.72m)
Window to front and storage cupboard.

Bathroom
Obscure window to front, panelled bath with mixer tap and shower attachment. Wash hand basin in vanity unit and back to wall, low level w.c. Tiled walls.

Externally
The property is located in communal landscaped grounds and there is a garage within a communal block. Parking is readily available for residents and visitors.

Tenure
Leasehold

Property Details
Local Authority: Darlington
Council Tax Band: C
Annual Price: £2,217
Conservation Area No
Flood Risk Very low
Floor Area 904 ft 2 / 84 m 2
Plot size 0.04 acres (2 Plots)
Mobile coverage

EE
Vodafone
Three
O2
Broadband

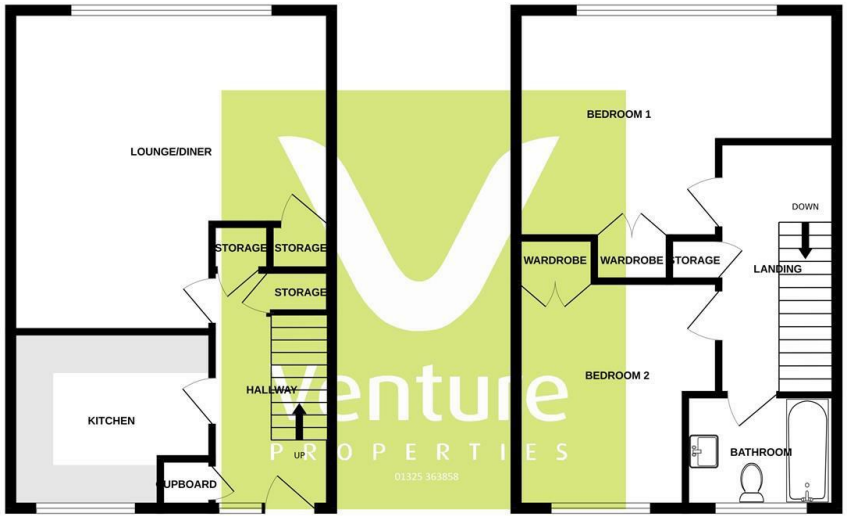
Basic
15 Mbps
Superfast
80 Mbps
Ultrafast
1800 Mbps
Satellite / Fibre TV Availability

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

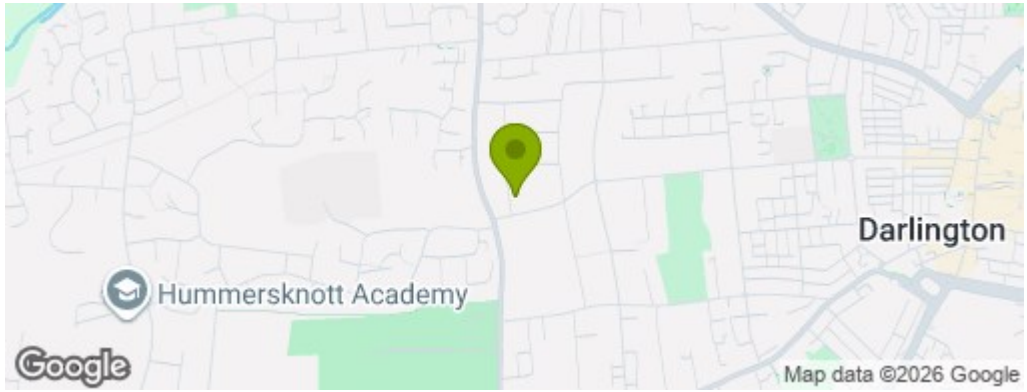
GROUND FLOOR

1ST FLOOR



5 SPRUCE GROVE

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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