



Leicester Grove

Darlington DL1 2XW

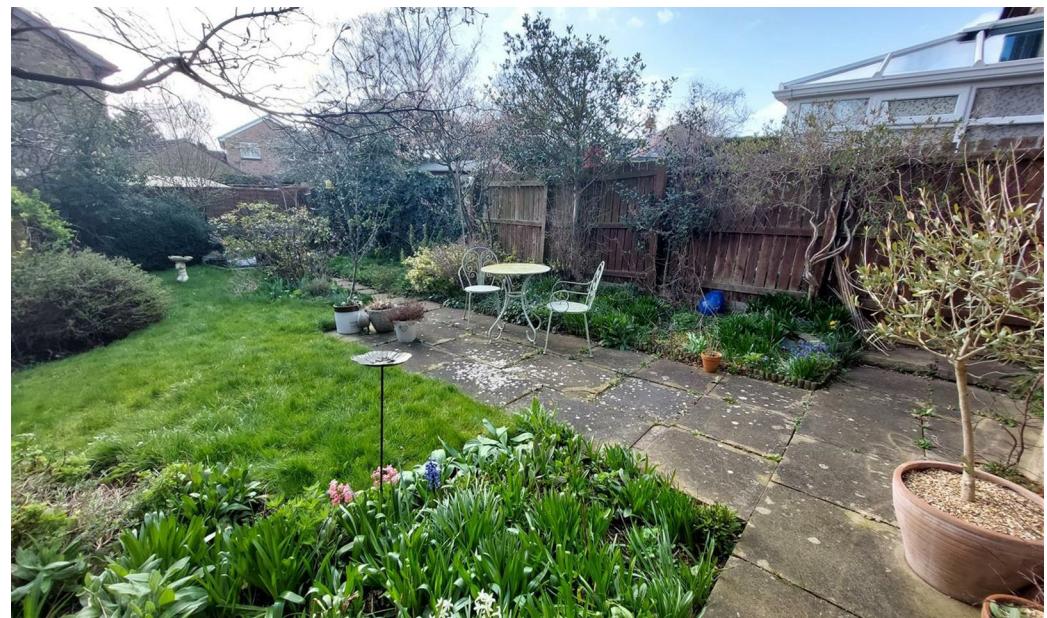
Offers Over £130,000



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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- Semi Detached
- Ideal First Time Buy

This immaculately presented two bedroom semi detached property is located within the Haughton Grange residential development in the Haughton area of Darlington allowing easy access to both A1M north and south and the A66/A19. The property also lies within close proximity to many major employers including Student Loans, EE, Cummins Engineering and Magnet and retail outlets including supermarkets and popular schools.

The property has a modern fitted kitchen and bathroom, Upvc double glazing and gas central heating and is neutrally decorated throughout offering a ready to move into home. Externally the property has off street parking for at least two cars and an easy to maintain rear garden.

Viewing is highly recommended.

Lounge

13'8 x 12'7 (4.17m x 3.84m)

With Upvc door to the front, two Upvc double glazed windows to the front, open plan staircase to the first floor and radiator.

Kitchen/Diner

12'7 x 8'9 (3.84m x 2.67m)

Upvc double glazed window to the rear and door to the rear, fitted with a range of gray and white gloss wall, base and drawer units, contrasting work

- Two Bedrooms
- Council Tax Band B

surfaces, one and a half bowl composite sink unit with mixer tap, four ring Cooke and Lewis hob, oven and extractor, space for appliances and space for table and chairs.

First Floor

Landing.

Bedroom 1

10' x 9'6 (3.05m x 2.90m)

Upvc double glazed window to the front, radiator, double wardrobes and single cupboard.

Bedroom 2

10'10 x 6'8 (3.30m x 2.03m)

Upvc double glazed window to the rear, fitted wardrobes with sliding doors.

Family Bathroom

Fitted with a modern white suite comprising panelled bath with shower over with waterfall head and spray mixer and shower screen, wash hand basin, low level wc, upvc double glazed window to the rear, part tiled walls.

Externally

There is a lawned garden to the rear with borders and gated access to the side. There is an open plan garden to the front with off street parking.

Council Tax

Band B

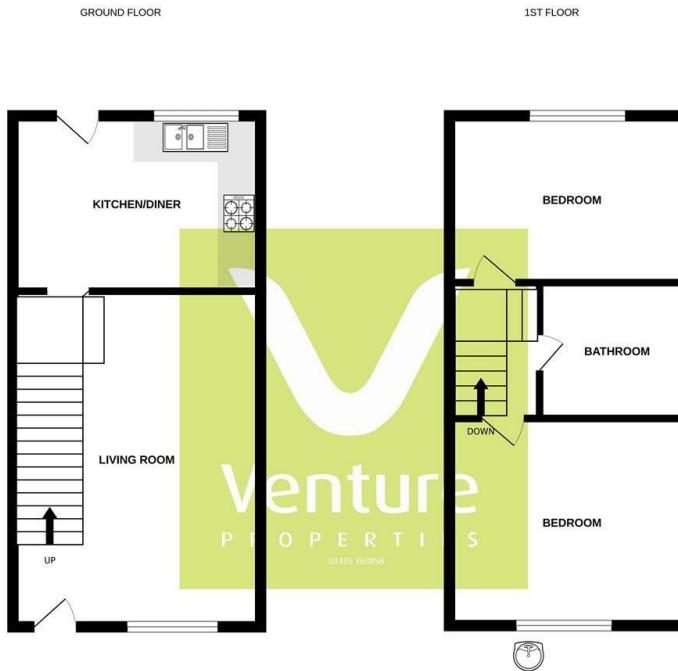
- Gardens & Off Street Parking
- EPC Rating D

Tenure

This property is freehold

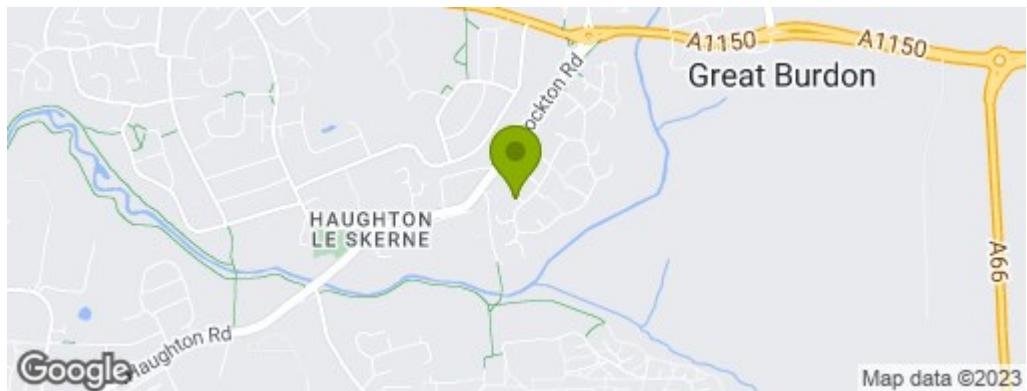
Note

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



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and other items are approximate and are not necessarily to scale. There may be some inaccuracy, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The fixtures, fittings and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.
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