



Welbeck Avenue

Darlington DL1 2DR

Or Nearest Offer £150,000





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.

Welbeck Avenue

Darlington DL1 2DR



- Semi Detached
- Large Rear Garden

- Two Bedrooms
- No Onward Chain

- Double Fronted
- Council Tax Band B

This immaculately presented two bedroomed double fronted semi-detached bungalow is located in the Whinfield area of Darlington and comes to the market with no onward chain. The property would suit a variety of purchasers. The home benefits from gas central heating, upvc double glazing, fitted kitchen and fitted bathroom.

In brief the accommodation comprises, Hall, Lounge, Kitchen, Two Bedrooms, Bathroom, Gardens front and rear.

Viewing is recommended.

Entrance Hallway

Upvc door to the front, radiator and access to the loft area.

Lounge

13'9 x 12'1 (4.19m x 3.68m)

Upvc double glazed bow window to the front, gas fire with surround and radiator.

Kitchen

9 x 8'7 (2.74m x 2.62m)

Upvc double glazed window to the rear, wall, baseband draw units, stainless steel sink, four ring gas

hob, oven, stainless steel extractor, radiator and Upvc door to the rear.

Bedroom One

13'9 x 10'11 (4.19m x 3.33m)

Upvc double glazed bow window to the front and radiator.

Bedroom Two

12 x 10'11 (3.66m x 3.33m)

Upvc double glazed window to the rear and radiator

Bathroom

Upvc double glazed window to the side, panelled bath with shower over and screen, w/c, wash hand basin and radiator.

Externally

To the front of the property is a garden that is mainly laid to lawn.

To the rear there is a large garden that is mainly laid to lawn with a patio area and a outhouse.

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

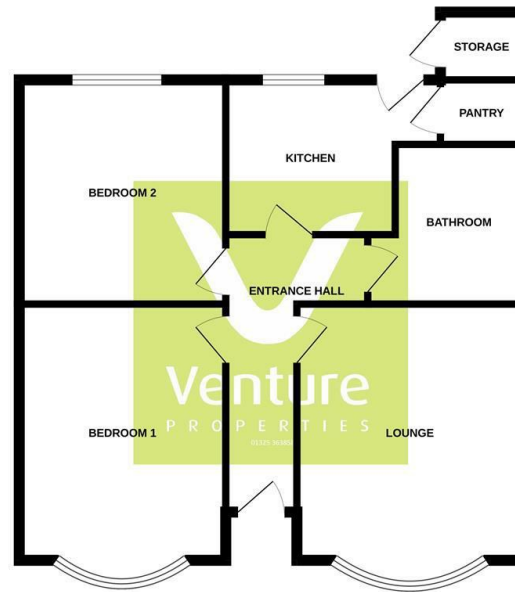
Council Tax band

Band B

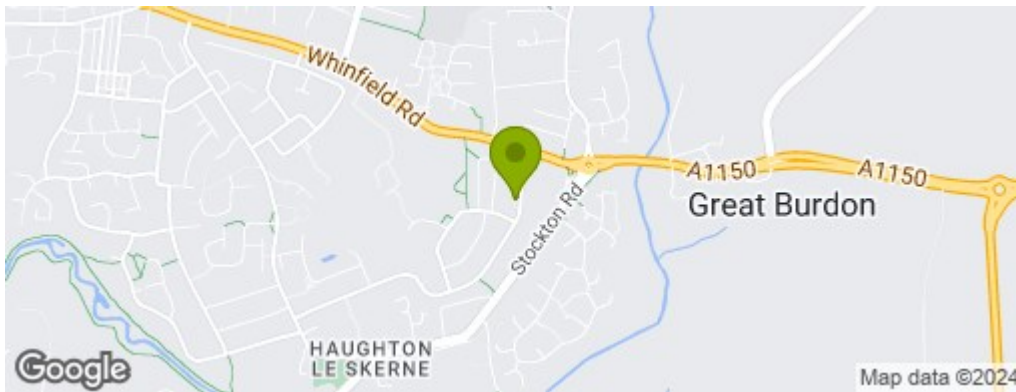
Tenure

Freehold

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. 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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