



**Worton Drive**

Darlington DL1 4JY

£120,000



Venture  
PROPERTIES



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# Worton Drive

Darlington DL1 4JY



- Two Bedroom Semi Detached Property
- Well Positioned For Travel & Transport Links
- EPC Rating tbc

- Eastbourne Arrear of Darlington
- Priced to Sell

- Gardens To Front & Rear
- Council Tax Band A

In the Eastbourne area of Darlington, this two bedroom semi-detached house offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout flows seamlessly, allowing for easy movement throughout the home. The property boasts a well-appointed bathroom, ensuring all your essential needs are met.

One of the best features of this residence is the off-street parking, providing a secure space for vehicles, which is a valuable asset in this area. Additionally, the house is complemented by gardens to both the front and rear, offering a delightful outdoor space for gardening enthusiasts or those who simply wish to enjoy the fresh air.

Located in the desirable Eastbourne area of Darlington, this property benefits from a friendly community and is conveniently situated near local amenities, schools, and transport links. Whether you are looking to settle down or invest, this charming two-bedroom home on Worton Drive presents an excellent opportunity. Do not miss the chance to make this lovely house your new home.

## Entrance Hall

Door to side, staircase to first floor with under stairs storage cupboard, housing combi boiler.

## Lounge

12'4 x 9'3 (3.76m x 2.82m)  
Upvc double glazed bow window to front and wood flooring and radiator.

## Kitchen

11'2 x 11'00 (3.40m x 3.35m)  
Upvc double glazed window and door to rear, fitted with wall, base and drawer units, stainless steel sink with mixer tap, integrated electric hob with extractor over and oven. Space for a washing machine, dishwasher and dining table. Radiator and access to under stairs storage cupboard.

## First Floor Landing

### Bedroom One

16'8 x 10'11 (5.08m x 3.33m)  
Upvc double glazed window to front.

### Bedroom Two

11'2 x 9'11 (3.40m x 3.02m)  
Upvc double glazed window to rear.

### Bathroom

Upvc double glazed window to side, bath with mixer taps, low level w.c and wash hand basin.

### Externally

To the front there is a driveway and low maintenance lawn area with access to the rear garden.  
To the rear is mainly laid to lawn with concrete patio area.

### Tenure

Freehold

### Property Details

Local Authority: Darlington  
Council Tax Band: A  
Annual Price: £1,581  
Conservation Area No  
Flood Risk Very low  
Floor Area 0 ft 2 / 0 m 2  
Plot size 0.05 acres  
Mobile coverage  
EE  
Vodafone  
Three  
O2  
Broadband  
Basic

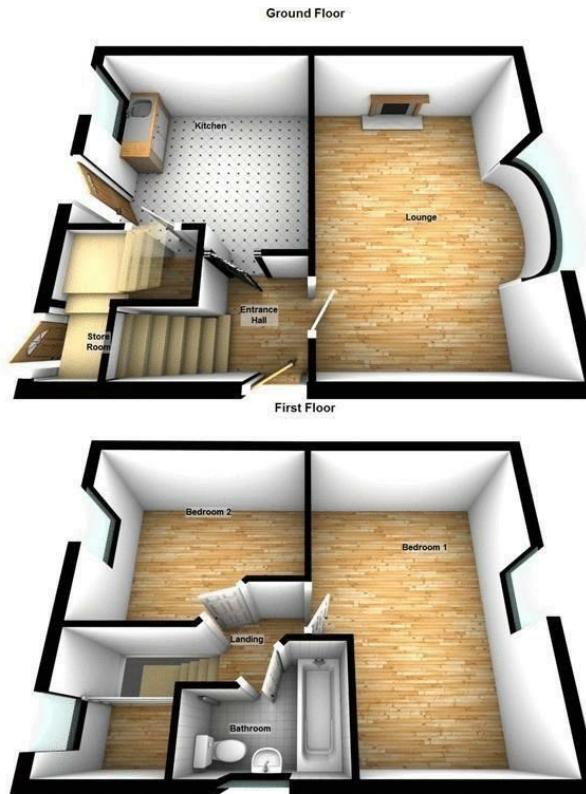
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Ultrafast  
10000 Mbps  
Satellite / Fibre TV Availability  
BT  
Sky  
Virgin

### Note

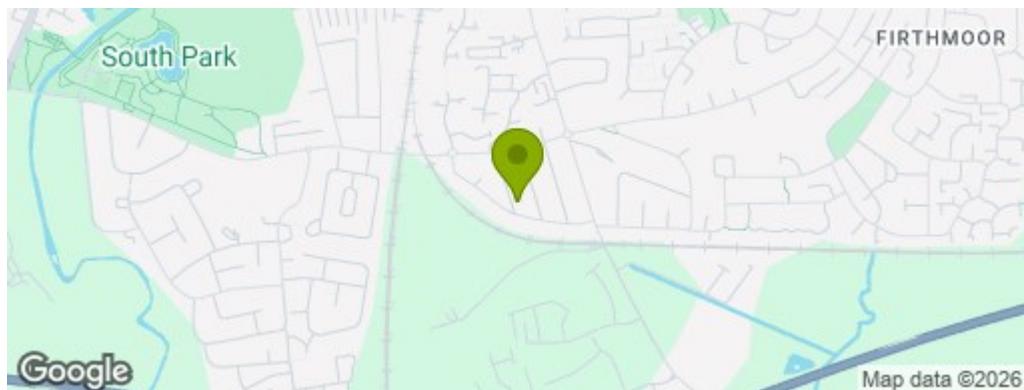
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### Disclaimer

\*\*Photographs are not current and up to date, only for guide purposes.



Floor Plan(s) Not To Scale. For illustrative purposes only.  
Plan produced using The Mobile Agent.



## Property Information

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