



Fulthorpe Avenue

Darlington DL3 9QQ

Offers In The Region Of £220,000





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.



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.

Fulthorpe Avenue

Darlington DL3 9QQ



- Three Bedroom Semi Detached
- Close To Local Amenities
- South Facing Rear Garden

- Ideal Family Home
- Council Tax Band C
- No Onward Chain

- Gardens & Garage
- EPC Rating D
- Modern Interior

Fantastic opportunity to purchase this three bedroom semi detached property of which is located on the Mowden development in the West End of Darlington and lies within easy reach of the town centre, Cockerton Village and transport links to the A1M and A66. The home is situated well for excellent school facilities and comes to the market with no onward chain.

Viewing is advised at the earliest opportunity where the discerning purchaser can not fail to be impressed.

In brief the accommodation comprises: entrance hall, lounge, kitchen, utility room and cloakroom/wc. To the first floor there are three bedrooms and bathroom. There is a garden and off street parking to the front together with garage and garden to the rear.

Viewing is recommended.

Entrance Hall

With staircase to the first floor.

Lounge

15'5 x 13'2 (4.70m x 4.01m)

With double glazed window to the front, feature fireplace with electric fire, radiator.

Kitchen/Diner

16'6 x 8'3 (5.03m x 2.51m)

Having been refitted by the current owner to a modern standard with french doors out to the rear garden, fitted with a modern range of wall, base and drawer units, granite work surfaces, sink unit with mixer tap, built in microwave, electric induction ceramic hob, double electric oven, extractor, integrated dishwasher and fridge. Space for table and chairs.

Utility Room

9'8 x 7'2 (2.95m x 2.18m)

With further units, plumbing for washing machine, door to the rear.

Ground Floor Cloaks

With low level wc and wash hand basin.

First Floor

Landing. With window to the side and access to the loft space.

Bedroom 1

12'5 x 10' (3.78m x 3.05m)

With double glazed window to the front, fitted wardrobes and Baxi Combi boiler, radiator.

Bedroom 2

11'2 x 10'0 (3.40m x 3.05m)

With double glazed window to the rear, fitted wardrobes, radiator

Bedroom 3

7'8 x 6'6 (2.34m x 1.98m)

Double glazed window to the front and radiator.

Bathroom

Fitted with a suite comprising panelled bath with overhead shower, wash hand basin in vanity unit, low level wc, mirror with LED lighting and heated towel rail.

Externally

There is a garden to the front with driveway for off street parking leading to garage with up and over door, power and light. Access to the rear south facing garden which is laid to lawn with borders and block paved patio area.

Council Tax

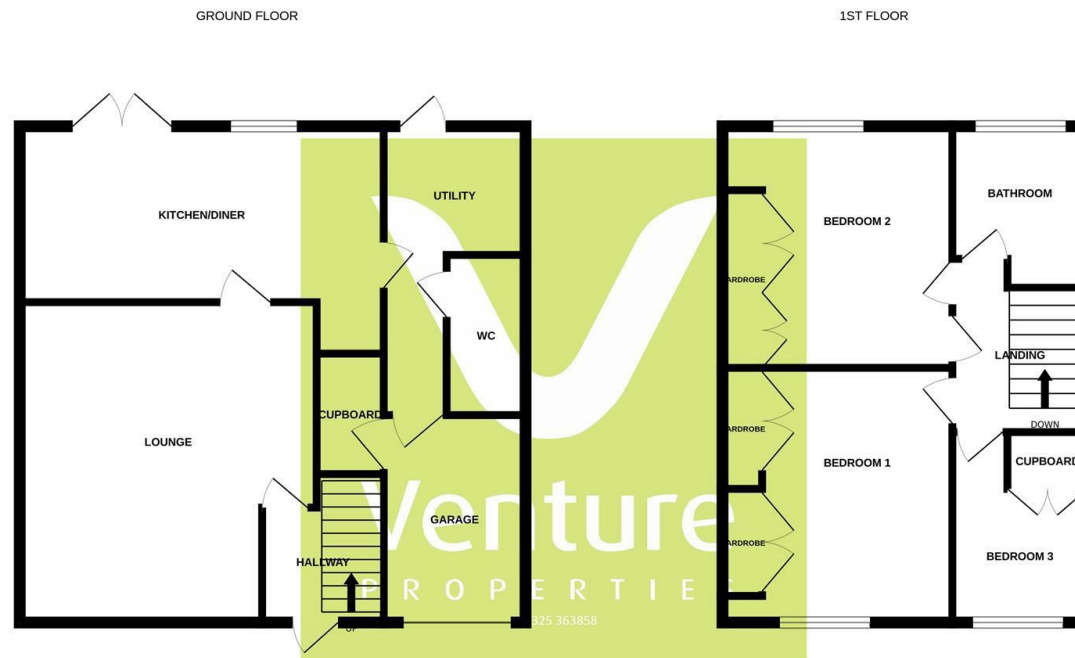
Band C

Tenure

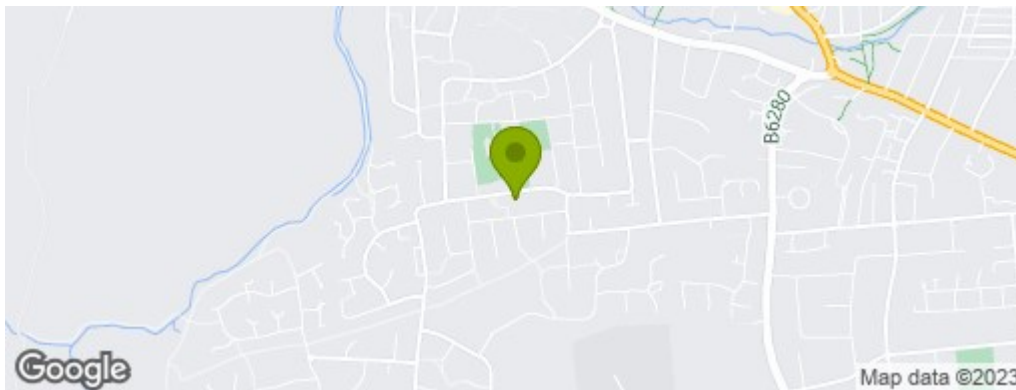
This property is freehold

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



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.
Made with Metropix ©2023



Property Information

01325 363858

45 Duke Street, Darlington, County Durham, DL3 7SD
sales@venturepropertiesuk.com