



Greener Drive

Darlington DL1 5JP

Offers Over £115,000





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.



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- No Onward Chain
- Close To Amenities

- Ground Floor Apartment
- EPC Rating

- Remaining NHBC Warranty Till 2028
- Council Tax Band B

Venture Properties offer this well presented two bedroom ground floor apartment located within this modern development constructed by Persimmon Homes in 2018. The property comes to the market with No Onward Chain and would prove to be ideal for those downsizing or first time buyers and lies within easy reach of Darlington Main Line Railway Station, Feetham Leisure Complex, the Town Centre and the South Park.

In brief the property comprises Entrance Hallway, Lounge/Kitchen, Two Bedrooms and a Bathroom. Externally there is a parking space, bin collection area and well kept communal gardens.

Entrance Hallway

With composite door, handset for intercom system and COREtek flooring.

Lounge

16'00 x 12'08 (4.88m x 3.86m)

With upvc double glazed bay window and further window, COREtek flooring and radiator.

Kitchen

9' x 8'05 (2.74m x 2.57m)

With a upvc double glazed window and fitted with a

modern range of wall, base and drawer units with contrasting work surfaces and matching splash backs, concealed boiler, four ring gas hob with oven and extractor, space for fridge freezer and COREtek flooring.

Bedroom One

14'03 x 8'05 (4.34m x 2.57m)

With two upvc double glazed windows fitted wardrobes installed by Sharps with dressing table.

Bedroom Two

9' x 8'05 (2.74m x 2.57m)

With upvc double glazed window and radiator.

Bathroom

With a panelled bath with shower and screen, low level w.c. and wash hand basin, heated towel rail and vinyl flooring.

Externally

There is an allocated parking bay, bin area, communal gardens with bike sheds/storage space.

Council Tax Band

Band B

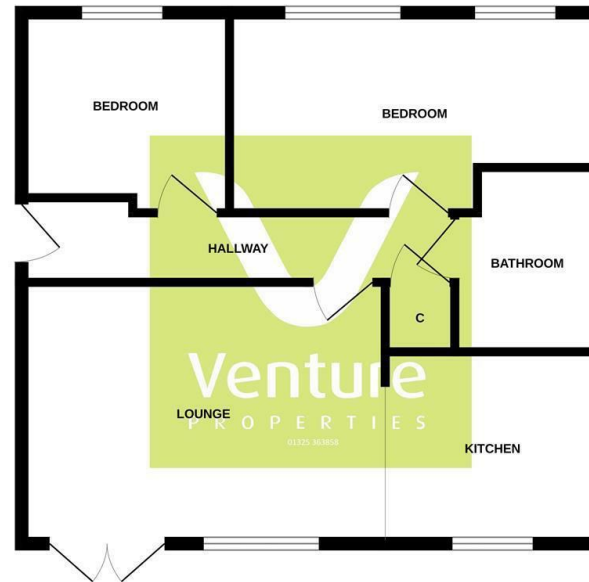
Tenure

This property is Leasehold and has 994 years remaining.

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



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 errors, 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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