



Greenbank Road

Darlington DL3 6ES

£110,000



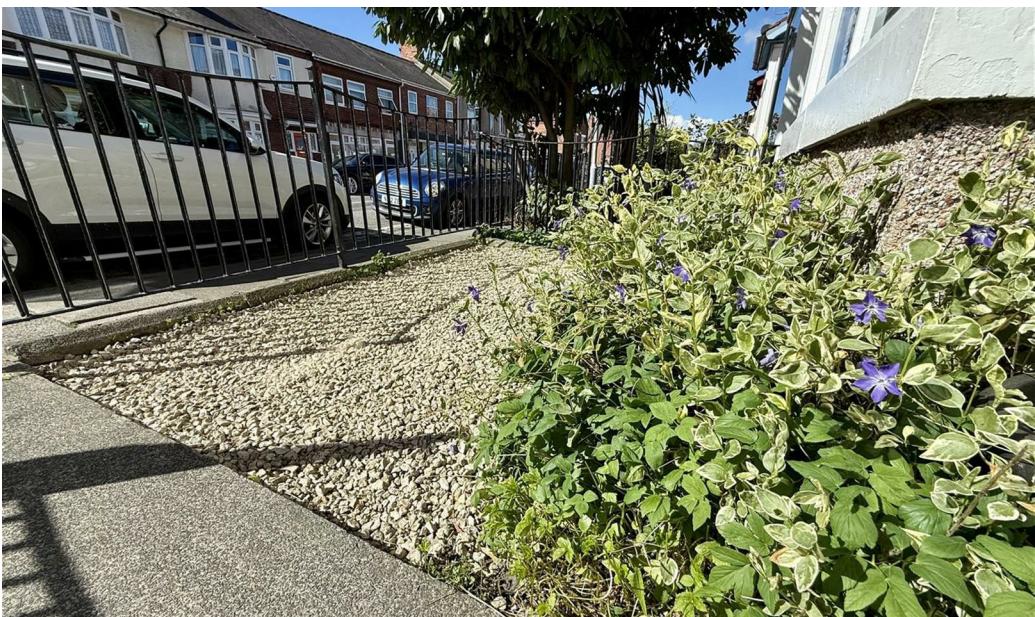
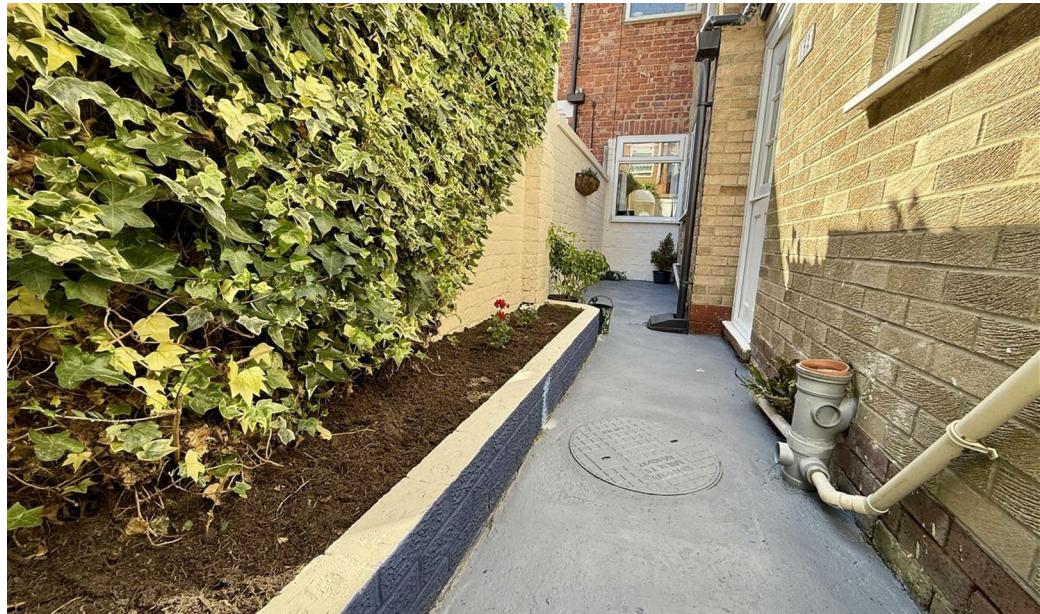
Venture
PROPERTIES



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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Greenbank Road

Darlington DL3 6ES

- Three Bedroom Terraced Property
- Council Tax Band A
- No Chain

Nestled on the charming Greenbank Road in Darlington, this stunning three-bedroom terraced home presents an excellent opportunity for both families and first-time buyers. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining guests.

As you enter, you will be greeted by a warm and inviting atmosphere, perfect for creating lasting memories. The well-appointed kitchen leads to an enclosed courtyard at the rear. Additionally, the forecourt garden at the front adds to the property's appeal, enhancing its curbside charm.

This delightful home features three comfortable bedrooms plus decorated attic room, ensuring plenty of room for family or guests. The bathroom is conveniently located, catering to the needs of modern living.

Situated in the popular Denes location, this property benefits from a vibrant community and is close to local amenities, schools, and parks. Offered with no chain, this home is ready for you to move in and make it your own. Viewing is highly advised to fully appreciate the potential and charm this property has to offer. Don't miss out on the chance to secure this lovely home in a sought-after area of Darlington.

Entrance

Upvc door to front.

Lounge

13'1 x 12'9 (3.99m x 3.89m)

Window to front and access to staircase to first floor.

Dining Room

12'9 x 9'10 (3.89m x 3.00m)

Upvc double glazed window to rear, storage cupboard, access to kitchen.

Kitchen

10'9 x 7'4 (3.28m x 2.24m)

With a modern range of wall and floor units, includes washer-dryer, dish washer, fridge, cooker and oven, Upvc window to side elevation and access into:-

- Denes Location Close to Darlington Memorial Hospital
- Epc Rating E
- Must Be Seen



- Attic Room
- Two Reception Rooms
- Double Glazed & Gas Central Heated

Rear Lobby

Door to rear yard and access to bathroom.

Ground Floor Bathroom

Upvc double glazed window to side, fitted with bath, shower cubicle, w.c and wash hand basin.

First Floor Landing

With access to attic.

Bedroom One

12'9 x 13'1 (3.89m x 3.99m)

Upvc double glazed window to front.

Bedroom Two

11' x 7'3 (3.35m x 2.21m)

Upvc double glazed window to side.

Bedroom Three

9'6 x 6'10 (2.90m x 2.08m)

Upvc double glazed window to rear.

Attic Room

With Velux window to rear.

Externally

To the front is an enclosed forecourt with gate access.

To the rear there is an enclosed courtyard with raised flower bed.

Tenure

Freehold

Property Details

Local Authority: Darlington

Council Tax Band: A

Annual Price: £1,581

Conservation Area: No

Flood Risk: Very low
Floor Area: 1,162 ft 2 / 108 m 2

Plot size: 0.02 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

16 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

BT

Sky

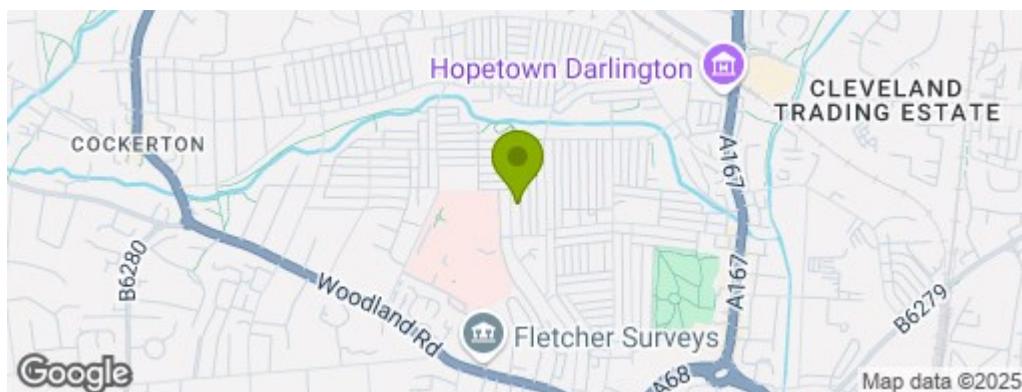
Virgin

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 effort 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, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The architect or surveyor has not been limited in his guarantee as to their operability or efficiency can be given.
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