



Greenbank Road

Darlington DL3 6ES

£110,000

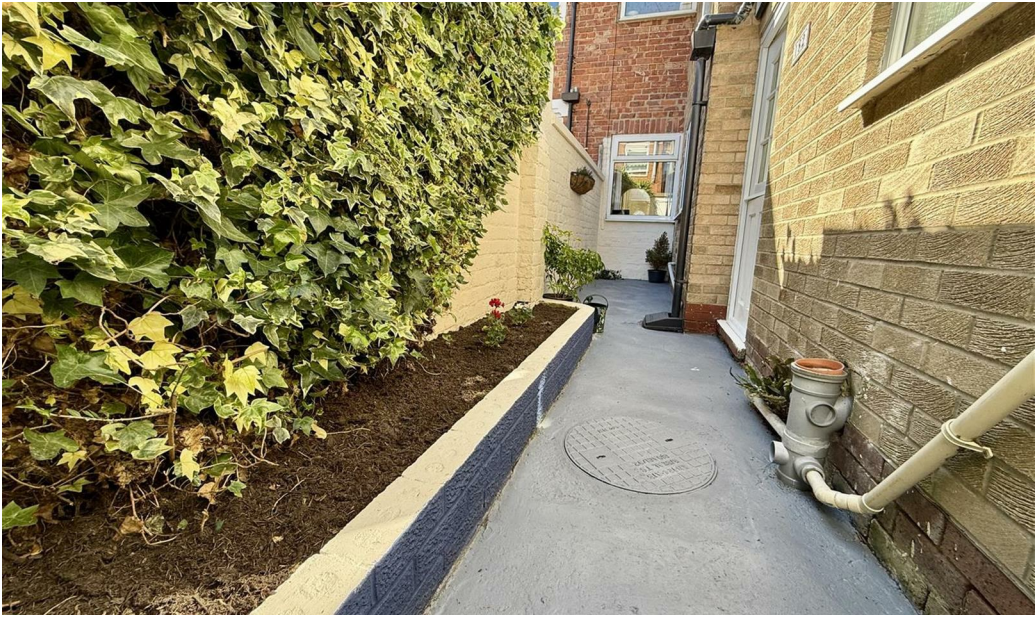




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- Three Bedroom Terraced Property
- Council Tax Band A
- No Chain

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

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

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:-

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.

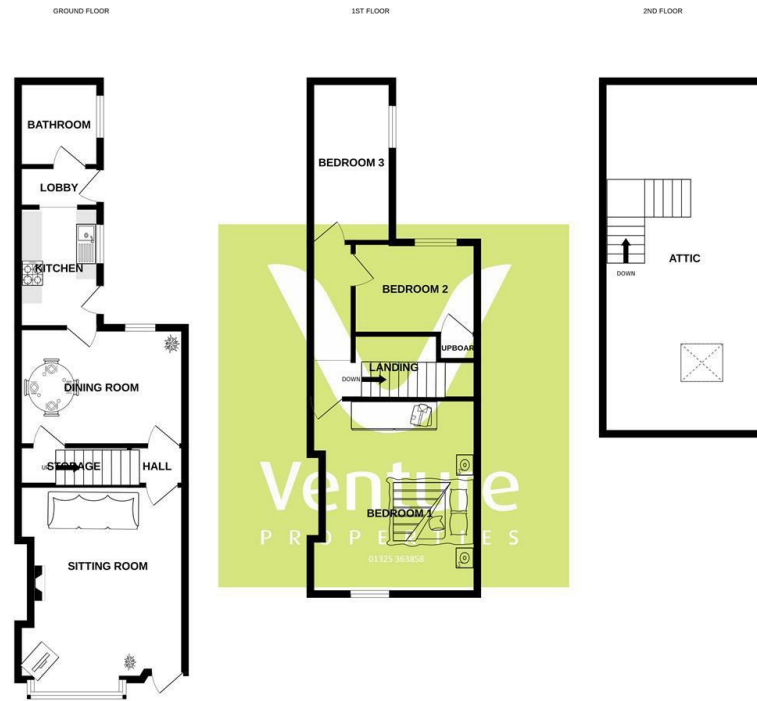
Externally
To the front is an enclosed forecourt with gate access.
To the rear there is an enclosed courtyard with raised flower bed.

Tenure
Freehold

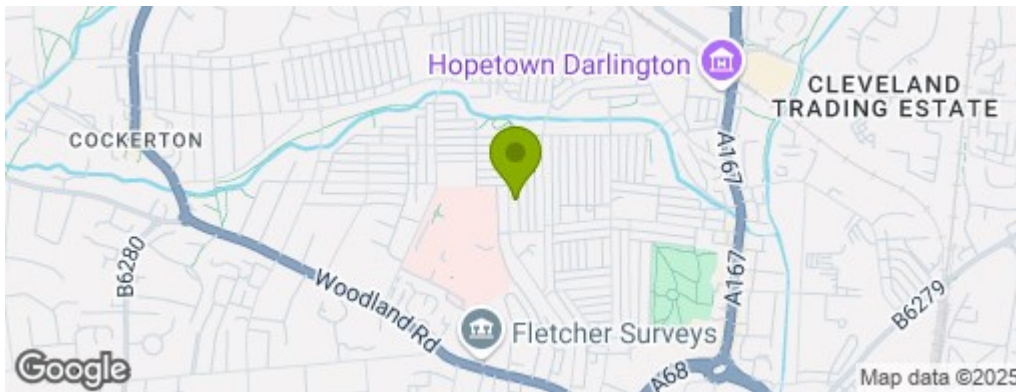
Property Details
Local Authority: Darlington
Council Tax Band: A
Annual Price: £1,581
Conservation Area: No

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 attempt has been made to ensure the accuracy of the floorplan contained here, measurements of all rooms, including rooms with any other terms 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.



Property Information

01325 363858

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