



Greenbank Road

Darlington DL3 6ET

Offers Over £140,000



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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- Three Bedroom Terraced Property
- Council Tax Band A

Located on Greenbank Road in Darlington, this mid-terraced town house offers a perfect blend of traditional character and modern family living. With its prime location just a stone's throw from the Town Centre, Memorial Hospital, schools residents will enjoy easy access to a variety of shops, cafes, and local amenities.

The property boasts two inviting reception rooms, providing ample space for both relaxation and entertaining. These rooms are filled with natural light, enhancing the warm and welcoming atmosphere throughout the home. The three well-proportioned bedrooms offer comfortable accommodation, making this an ideal family home.

The first-floor bathroom is conveniently located, ensuring practicality for everyday living. The house retains many traditional features, adding to its charm and character, while also providing a canvas for personal touches and modernisation.

This property is perfect for families seeking a home that combines space, comfort, and a central location. With its appealing layout and proximity to local conveniences, this mid-terraced house on Greenbank Road is a wonderful opportunity for those looking to settle in the heart of Darlington. Don't miss the chance to make this charming residence your own.

Entrance Porch

Wooden door to front, stairs to first floor, radiator and Encaustic tiled floor.

Lounge

15'02 x 11'11 (4.62m x 3.63m)

Upvc double glazed bay window to front, deep coving, fireplace with electric fire (and fire behind), radiator.

Dining Room

11'11 x 12'06 (3.63m x 3.81m)

Upvc double glazed window to rear, fireplace with gas fire, built in drawers to alcove, radiator and vinyl flooring.

Kitchen

8'02 x 16'09 (2.49m x 5.11m)

Two Upvc double glazed windows and door to side, fitted with Latte' wall, base and drawer units, stainless steel sink with mixer tap. Four ring gas hob and oven with extractor over. The is space for a washing machine and..... Under stairs storage.

- Handy Location Close to Amenities
- Epc Rating D

- Traditional Features

First Floor Landing

Storage cupboard with access to fully boarded loft, with power and light, via drop down ladder.

Bedroom One

12'00 x 16'00 (3.66m x 4.88m)

Two Upvc double glazed windows to front and stripped flooring.

Bedroom Two

12'10 x 10'01 (3.91m x 3.07m)

Upvc double glazed window to rear.

Bedroom Three

6'09 x 8'01 (2.06m x 2.46m)

Three Upvc double glazed windows to rear and radiator.

Bathroom

Upvc double glazed obscure window to side, panelled bath with shower over, low level w.c, wash hand basin and part tiled walls.

Externally

To the rear there is an enclosed yard with gated access. There is access to electricity and a water tap.

Council Tax

Tenure

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

Property Information

Local Authority

Darlington

Council Tax

Band:

A

Annual Price:

£1,506

Conservation Area

No

Flood Risk

No Risk

Floor Area

1,151 ft 2 / 107 m 2

Plot size

0.03 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

17 Mbps

Superfast

80 Mbps

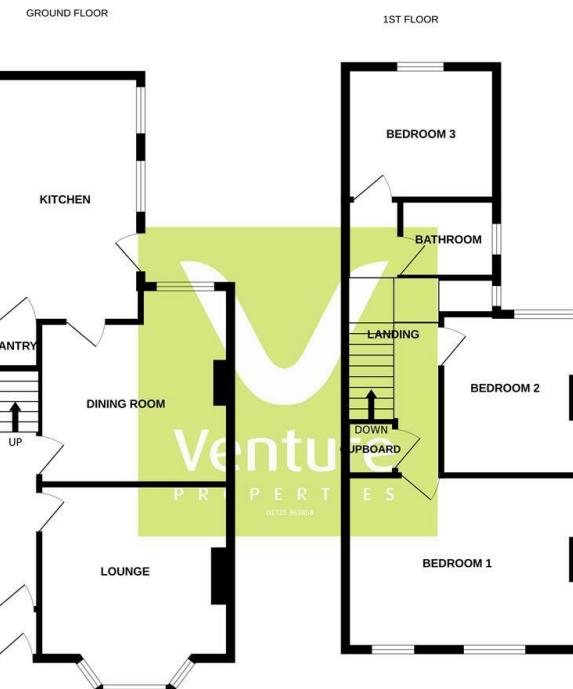
Ultrafast

9000 Mbps

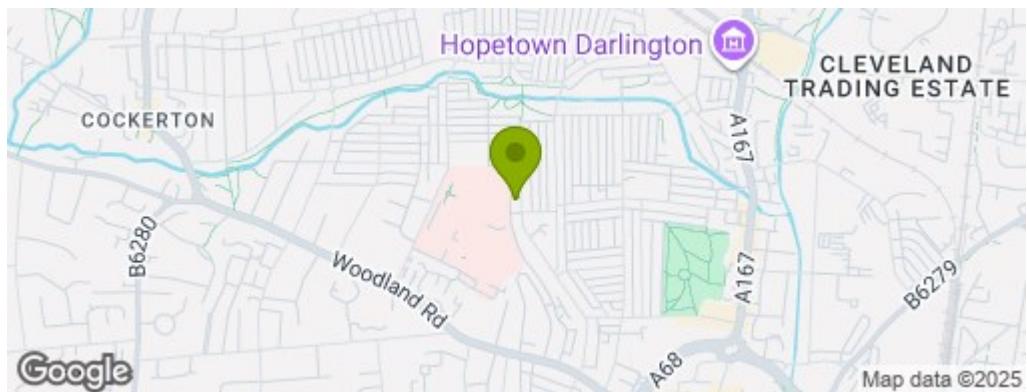
Satellite / Fibre TV Availability

BT

Sky



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.
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