



Forest Moor Road

Darlington DL1 4RB

Asking Price £140,000





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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- Three Bedroom Property
- Garage
- Council Tax Band B

- Eastbourne Location
- Gardens to Front & Rear
- Epc Rating C

- Off Street Parking
- Ground Floor Cloaks

Forest Moor Road, Darlington, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

The property boasts well-maintained gardens, offering a lovely outdoor space to enjoy the fresh air and sunshine. Additionally, off-street parking ensures that you will never have to worry about finding a space for your vehicle, adding to the convenience of this lovely home.

Located in the desirable Eastbourne area, this property is well-positioned to take advantage of local amenities, schools, and transport links, making it an excellent choice for those looking to settle in a vibrant community.

This three-bedroom semi-detached house on Forest Moor Road is a wonderful opportunity for anyone looking to make a home in Darlington. With its appealing features and prime location, it is sure to attract interest. Do not miss the chance to view this charming property.

Entrance Hall

Door to front.

Lounge

15'8 x 14'11 x 11'11 (4.78m x 4.55m x 3.63m)

Upvc double glazed window to front, staircase to first floor and radiator.

Kitchen/Diner

14'10 x 8'3 (4.52m x 2.51m)

Upvc double glazed window to rear, wall, base and drawer units, four ring gas hob with extractor over and oven. Stainless steel sink with mixer tap, space for a fridge freezer, washing machine and dishwasher. Under stairs storage French doors to rear and radiator.

Downstairs Cloaks

Upvc double glazed obscure window to front, w.c, wash hand basin and radiator.

First Floor Landing

Upvc double glazed window to side.

Bedroom One

13'3 x 8'5 (4.04m x 2.57m)

Upvc double glazed window to front and radiator.

Bedroom Two

10'8 x 8'5 (3.25m x 2.57m)

Upvc double glazed window to rear and radiator.

Bedroom Three

7'1 x 6'4 (2.16m x 1.93m)

Upvc double glazed window to rear and radiator.

Bathroom

Upvc double glazed obscure window to rear, bath with shower over, w.c, wash hand basin and radiator.

Externally

To the front is mainly laid to lawn with off street parking and access to the garage. To the rear is mainly laid to lawn with patio area.

Tenure

Freehold

Property Details

Local Authority: Darlington

Council Tax Band: B

Annual Price: £1,845

Conservation Area No

Flood Risk Very low

Floor Area 828 ft 2 / 77 m 2

Plot size 0.05 acres

Mobile coverage

EE

Vodafone

Three

C2

Broadband

Basic

1Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

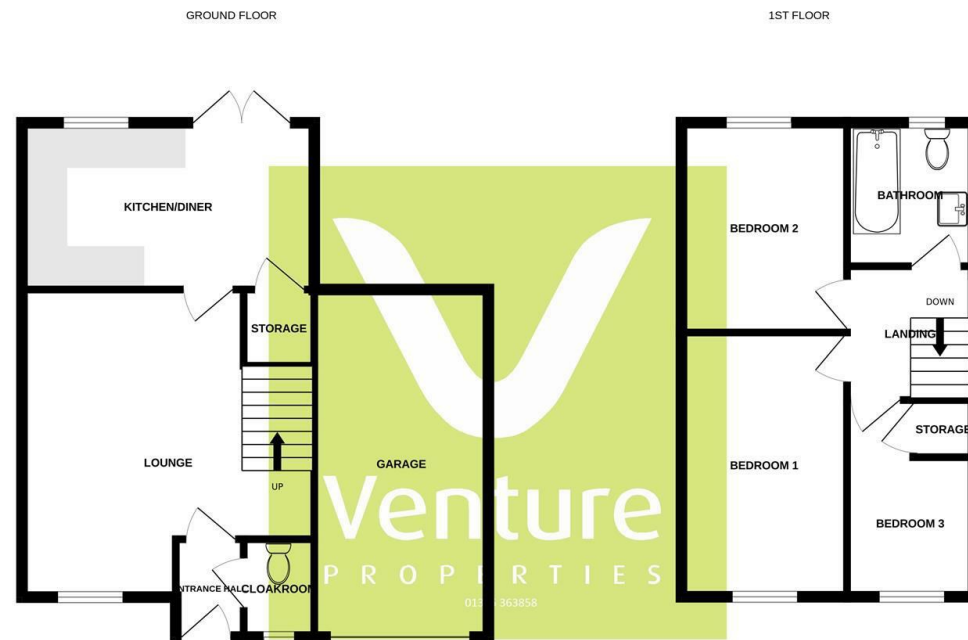
BT

Sky

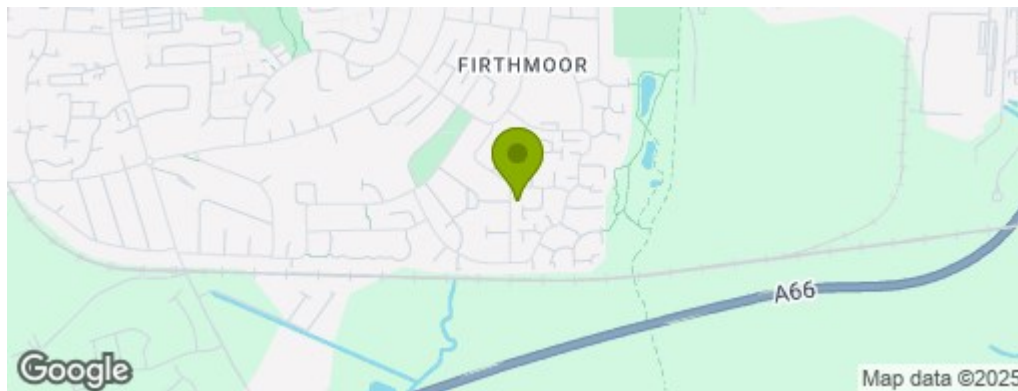
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Note

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.
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