



5 Aldbrough Walk, Darlington, DL1 4TT
Offers In The Region Of £82,500



Venture
PROPERTIES

This well presented three bedroom end of terrace property is located in the Eastbourne area of Darlington and is offered to the market with no onward chain.

The property would suit a variety of purchasers including the first time buyer or investor and is in ready to move into condition and benefits from an open plan kitchen/diner, conservatory, gas central heating and upvc double glazing throughout. The property lies within easy reach of many amenities in the Eastbourne area of Darlington including schooling and retail parks.

- End Terrace
- Three Bedrooms
- Gas Central Heating
- Upvc Double Glazing
- Ideal First Time Buy
- Gardens Front & Rear
- Council Tax Band A
- EPC Rating D
- No Onward Chain

Entrance Vestibule

Upvc door leading into the hallway.

Hallway

Oak flooring, staircase to the first floor and full length vertical radiator.

Lounge

14'8 x 9'8 (4.47m x 2.95m)

Upvc double glazed window to the front, radiator.

Kitchen/Diner

15'9 x 10'3 (4.80m x 3.12m)

Upvc double glazed window to the rear, fitted with a range of black gloss wall, base and drawer units, contrasting work surfaces, one and a half bowl composite sink unit, integrated Logic oven and integrated washing machine, integrated fridge/freezer.

Kitchen

Dining Area

Continuing with black gloss tall larder units, Space for table and chairs and door into conservatory.

Conservatory

8'7 x 6'5 (2.62m x 1.96m)

With upvc double glazed door to the side, solid roof.

First Floor

Landing. Airing cupboard with the baxi boiler.

Bedroom One

14'7 x 7'5 (4.45m x 2.26m)

Upvc double glazed window to the rear, storage cupboard.

Bedroom Two

9'9 x 9'9 (2.97m x 2.97m)

Upvc double glazed window to the front and radiator.

Bedroom Three

9'9 x 5'9 (2.97m x 1.75m)

Upvc double glazed window to the front and radiator.

Bathroom

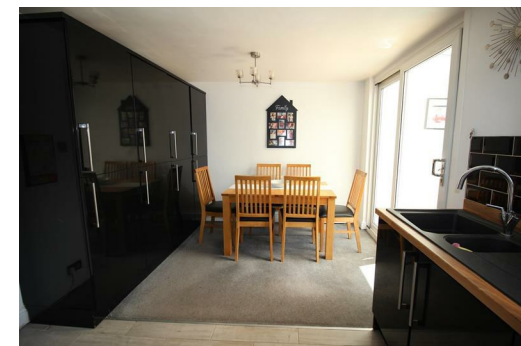
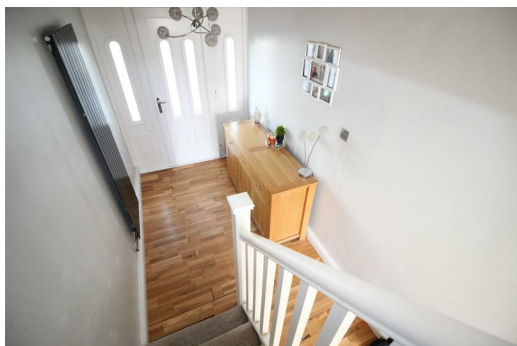
Fitted with a suite comprising panelled bath with mixer tap, low level wc wash hand basin, two windows to the rear, vinyl flooring.

Externally

There is an enclosed fenced garden to the front. The rear garden is laid to astro surf with paved patio area, gated access and outside water supply.

Council Tax

Band A



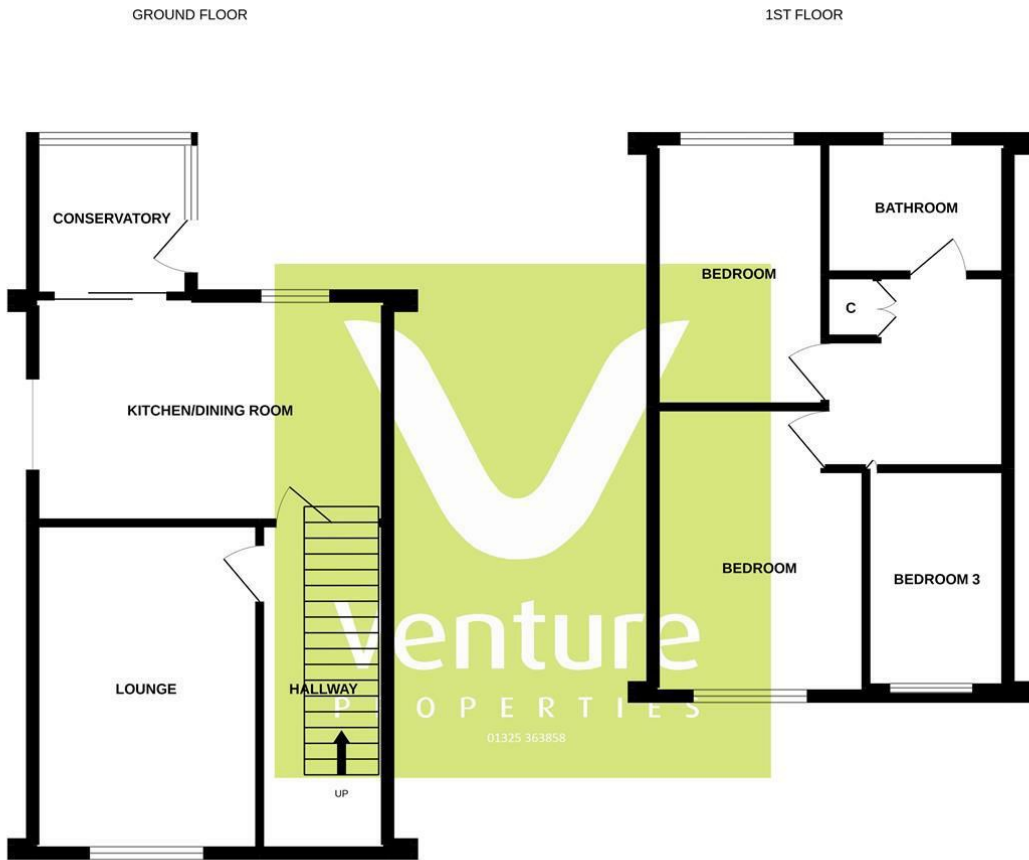
Note

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

Tenure

This property is freehold





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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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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