



Lowson Street

Darlington DL3 0EZ

Offers In The Region Of £155,000



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



Lowson Street

Darlington DL3 0EZ



- Three Bedroom Mid Terrace
- Feature Open Fireplace
- Council Tax B

- Harrowgate Hill Location
- Garage
- EPC Rating TBC

- Open Plan Lounge Diner
- Yard to Rear

This well presented three bedroom, mid terrace property is located in the popular Harrowgate Hill area of Darlington within easy reach of schools, shops, amenities and allowing easy access out of town to major road links.

This property would make an ideal family home and has been updated throughout with a modern kitchen and bathroom. An open plan aspect to the lounge and dining room creates a perfect and comfortable space to relax and simply enjoy the warmth of the log burner on chillier days.

With three good size bedrooms, an integral garage and a private rear courtyard, viewing is recommend.

Entrance Vestibule

Composite front door and tiled flooring

Entrance Hallway

Solid oak wood flooring, double radiator and stairs to first floor

Lounge

14'11 x 13'10 (4.55m x 4.22m)

UPVC double glazed window to front, decorative fire, double radiator, solid oak wood flooring, open plan to dining room

Dining Room

14'11 x 12'6 (4.55m x 3.81m)

UPVC double glazed double doors to rear, log burner with brick chimney breast, double radiator and oak wood flooring

Open Plan Lounge Diner

Log Burner

Kitchen

15'7 x 10 (4.75m x 3.05m)

With two UPVC double glazed windows to side, a spacious kitchen with fitted matching range of base and wall units with wood worktop, integrated fridge, range oven & hob with extractor hood and tiled flooring

Utility Room

9'9 x 4'6 (2.97m x 1.37m)

UPVC double glazed window to side, plumbing for washing machine and dishwasher, space for tumble dryer and wall mounted gas combination boiler serving heating system

W/C

UPVC double glazed window to side, wash hand basin and low-level WC.

Garage

Two UPVC double glazed windows to side, integral single garage with power & electric roller shutter door,

Landing

Double radiator and access to loft with pull down ladder

Bathroom

UPVC double glazed window to rear, bath with shower over, wash hand basin and low-level WC, heated towel rail, shaver point and laminate flooring.

Bedroom One

15 x 12'8 (4.57m x 3.86m)

UPVC double glazed window to rear and double radiator

En-Suite

UPVC double glazed window to side, shower cubicle, wash hand basin with cupboards under, low-level WC and laminate flooring.

Bedroom Two

14 x 11'9 (4.27m x 3.58m)

UPVC double glazed window to front and double radiator

Bedroom Three

10'5 x 6'8 (3.18m x 2.03m)

UPVC double glazed window to front and double radiator

Externally

Enclosed yard to rear with gated access to rear lane.

Tenure

Freehold

Property Details

Local Authority: Darlington

Council Tax Band: B

Annual Price: £1,845

Conservation Area No

Flood Risk Very low

Floor Area 0 ft 2 / 0 m 2

Plot size 0.04 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

4 Mbps

Superfast

73 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

BT

Sky

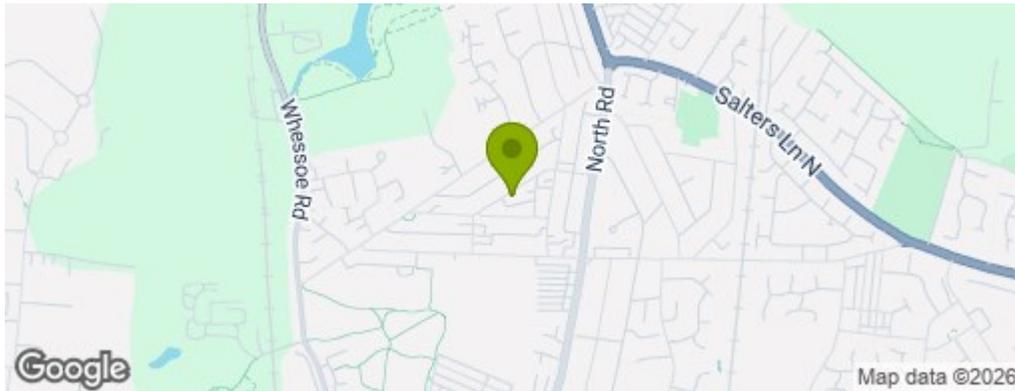
Virgin

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.

Disclaimer

The attached photographs were taken prior to tenancy.



Property Information

01325 363858

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