



Claremont Road

Darlington DL1 4HQ

Offers In The Region Of £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.



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.

Claremont Road

Darlington DL1 4HQ

- Spacious Two Bedroom Mature Semi
- New Roof Added July 2025
- EPC Grade D

Nestled on Claremont Road in the desirable Eastbourne area of Darlington, this stunning two-bedroom semi-detached house presents an ideal opportunity for first-time buyers or families seeking a charming new home. The property boasts a well-proportioned reception room, perfect for relaxing or entertaining guests, alongside two comfortable bedrooms that offer a peaceful retreat.

The house is complemented by gardens both at the front and rear, providing ample outdoor space for gardening, play, or simply enjoying the fresh air. Additionally, off-street parking ensures convenience and ease for residents and visitors alike.

This property is situated in a sought-after location, making it a prime choice for those looking to settle in a vibrant community. With its appealing features and excellent potential, this home must be viewed at the earliest opportunity to fully appreciate all it has to offer. Don't miss your chance to make this delightful house your new home.

Entrance

The entrance is accessed via a side Upvc framed double glazed door leading into the kitchen.

Lounge

12'5 x 10'11 (3.78m x 3.33m)

The lounge is a bright and spacious living area, enhanced by a large UPVC framed double-glazed bay window, allowing plenty of natural light to flood the room. A second UPVC framed double-glazed window to the front aspect adds to the airy feel. The focal point of the room is a feature fire surround, creating a warm and inviting ambiance. A radiator ensures comfort throughout the seasons, making this a perfect space for relaxation or entertaining.

Kitchen/Diner

13'10 x 12'8 (4.22m x 3.86m)

The kitchen is well-equipped with a range of fitted base and wall units, providing ample storage space. The laminate work surfaces are both practical and stylish, complemented by an inset sink unit with a mixer tap. Tiling to both the splashbacks and work surfaces adds to the modern appeal. There is space for a cooker with an extractor fan positioned overhead, perfect for cooking and ventilation. The room also offers enough space for a dining table and chairs, making it an ideal spot for family meals. A wall-mounted combination gas central heating boiler is conveniently located, ensuring warmth throughout the home. Additional under-stair storage is available, and the room is brightened by a UPVC framed double-glazed window, offering views of the rear garden.

- Internal Viewing Advised
- Ideal First Home
- Council Tax Band A



- Gardens Front And Rear, Driveway
- Popular Eastbourne Location
- Refurbished To A High Standard

First Floor Landing

The first floor landing is a welcoming space that provides access to all the bedrooms and the family bathroom. The area is bright and airy, offering a smooth flow between the rooms. With convenient access to the bedrooms, it serves as a central hub for the upper level of the home.

Bedroom One

13'10 x 10'11 (4.22m x 3.33m)

Bedroom one is a comfortable and well-lit room, featuring a UPVC framed double-glazed window that allows plenty of natural light to fill the space. A radiator ensures warmth throughout the year, creating a cosy atmosphere. This room offers a peaceful retreat, ideal for rest and relaxation.

Bedroom Two

7'3 x 12'2 (2.21m x 3.71m)

Bedroom two is another well-proportioned room, featuring a UPVC framed double-glazed window that brings in natural light and offers pleasant views of the surrounding area. A radiator provides efficient heating, ensuring the room remains comfortable throughout the year. This bedroom is versatile and would make a great guest room, home office, or child's bedroom.

Bathroom

The bathroom is fitted with a modern white suite, including a panel bath with an inset wall-mounted electric shower, providing both comfort and convenience. The wash hand basin and WC are neatly integrated, with tasteful tiling to the splash and vanity areas, enhancing the overall appearance. A radiator ensures the room remains warm and cosy, while the UPVC framed double-glazed window allows natural light to brighten the space, creating a fresh and airy atmosphere.

Externally

Externally, to the front of the property, there is gated access leading onto a driveway, providing off-road parking. The front garden is laid to lawn, offering a welcoming first impression. To the side, a gate provides access to the rear garden. The rear garden is mainly laid to lawn, with a gravelled area and a paved patio, perfect for outdoor seating and entertaining. The garden is well-enclosed, offering privacy and a peaceful outdoor space to enjoy throughout the year.

Tenure

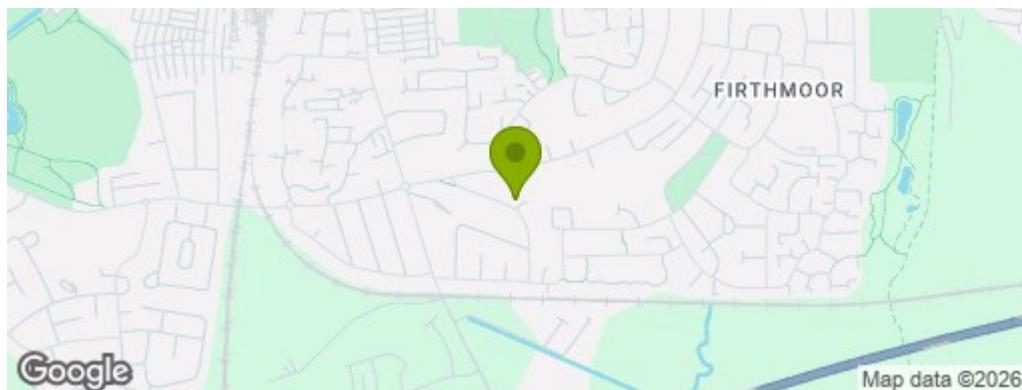
Freehold

Property Details

Local Authority: Darlington
Council Tax Band: A
Annual Price: £1,581
Conservation Area No
Flood Risk Very low
Floor Area 678 ft 2 / 63 m 2
Plot size 0.05 acres
Mobile coverage
EE
Vodafone
Three
O2
Broadband
Basic
6 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.



Property Information

01325 363858

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