



## Parkside

Darlington DL1 5TB

Offers In The Region Of £130,000





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.



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.

# Parkside

Darlington DL1 5TB



- Three Bedrooms
- Gardens to Front and Rear
- Viewing Recommended

- Mature Semi Detached
- Two Reception Rooms
- EPC Rating D

- Ideal Family Home
- Close To South Park
- Council Tax Band B

Venture Properties offer this mature three bedroom semi detached house to the market with no onward chain and is located in the popular South Park area of Darlington within close proximity to major road links in and out of town. The property benefits from gas central heating and is neutrally decorated throughout with two reception rooms and three bedrooms to the first floor. There are well maintained gardens to the front and rear.

Viewing comes highly recommended.

## Entrance Hallway

With composite door to the front, laminate flooring, storage cupboard.

## Reception Room One

10'11 x 9'05 (3.33m x 2.87m)

With Upvc window to the front, laminate flooring and radiator.

## Reception Room Two

12'09 x 12'08 (3.89m x 3.86m)

with upvc window to the rear, stone fireplace, lamiante flooring and radiator.

## Kitchen

13'05 x 8'02 (4.09m x 2.49m)

With upvc window to the rear and door to the side. Fitted with a range of wall, base and drawer units, stainless steel sink unit with mixer taps, space for appliances, New York style tiled walls.

## Staircase/Landing

With storage cupboard.

## Bedroom One

12'08 x 12'00 (3.86m x 3.66m)

With upvc window to the front, storage cupboard housing the IDEAL LOGIK boiler and radiator.

## Bedroom Two

9'10 x 9'05 (3.00m x 2.87m)

With upvc window to the front and radiator.

## Bedroom Three

9'00 x 6'07 (2.74m x 2.01m)

With upvc window to the rear and radiator.

## Family Bathroom

Fitted with a panelled bath with waterfall head shower over, low level w.c. and wash hand basin, vinyl flooring and upvc obscure window to the side.

## Externally

The property has a lawned garden to the front with fenced surround. To the rear there is an easy to maintain, good sized lawned garden with stone patio and pebbled borders.

## Council Tax Band

Band B

## Note

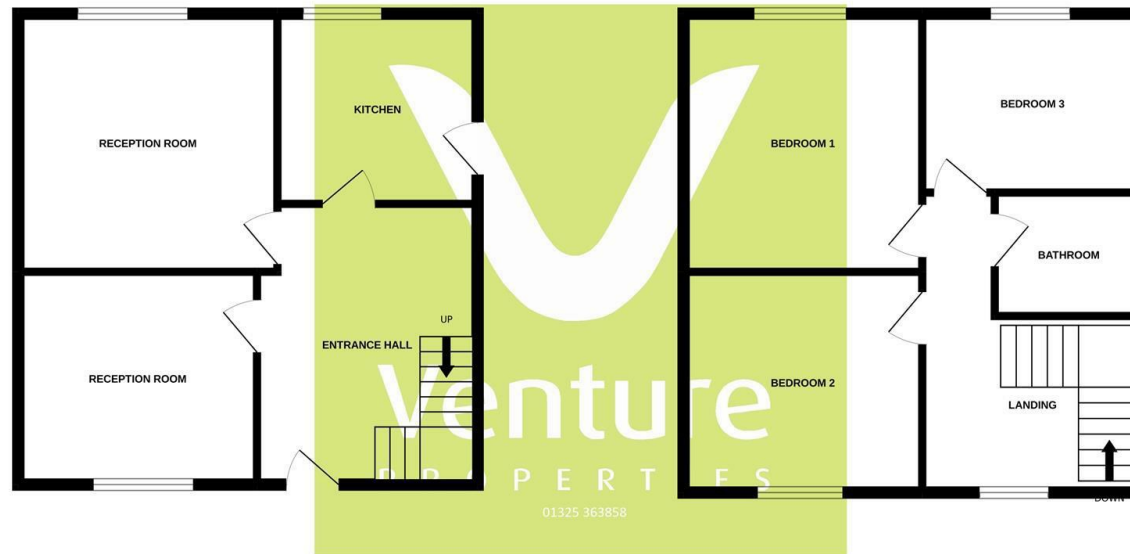
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification 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

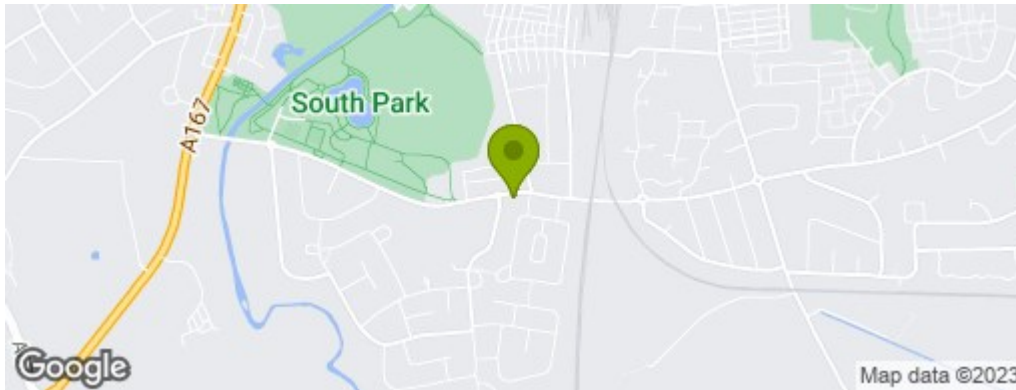
This property is freehold.

GROUND FLOOR

1ST FLOOR



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.  
Made with Metropix ©2022.



## Property Information

**01325 363858**

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