



Bolton Close
Darlington DL3 9RS

Offers In The Region Of £120,000





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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Bolton Close

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- Three Bedroom Semi-Detached Property
- Close to Amenities

Welcome to Bolton Close, Darlington - a mature three-bedroom semi-detached house nestled in a residential cul-de-sac located near Cockerton Village amenities, you'll have everything you need right at your doorstep. The front and rear gardens offer a tranquil outdoor space where you can enjoy the fresh air and perhaps even try your hand at gardening.

The modern fitted kitchen is perfect for whipping up delicious meals, while the ground floor bathroom and upstairs w.c. provide convenience for busy households. With no onward chain, you can move into this lovely home hassle-free.

Don't miss out on the opportunity to make this house your home - book a viewing today and envision the possibilities that await you at Bolton Close!

Entrance Hall

Lounge

Upvc double glazed window to front, fireplace with inset electric fire, radiator and laminate flooring.

Kitchen/Diner

Two Upvc double glazed windows to rear, fitted with grey wall, base and drawer units, one and a half bowl stainless steel sink and mixer tap, four ring gas hob and oven. There is a concealed Boiler and space for a washing machine, spotlights to ceiling and laminate flooring.

Rear Lobby/Utility

Door to side.

Ground Floor Bathroom

Upvc double glazed obscure window to front, fitted with a walk in shower cubicle, low level w.c and wash hand basin.

First Floor Landing

Two storage cupboards.

Bedroom One

Upvc double glazed window to front and radiator.

- Popular Cockerton Location
- Front and Rear Gardens

Bedroom Two

Upvc double glazed window to rear and radiator.

Bedroom Three

Upvc double glazed window to front, storage cupboard and radiator.

W.C

Fitted with low level w.c and wash hand basin.

Externally

To the rear there are both lawn and patio areas, running water, two sheds and gated access.

Council Tax

Band A

Tenure

Freehold

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

Local Authority

Darlington

Council Tax

Band:

- Downstairs Bathroom
- Epc Rating C

A

Annual Price:

£1,506

Conservation Area

No

Flood Risk

No Risk

Floor Area

893 ft 2 / 83 m 2

Plot size

0.06 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

8 Mbps

Superfast

35 Mbps

Ultrafast

9000 Mbps

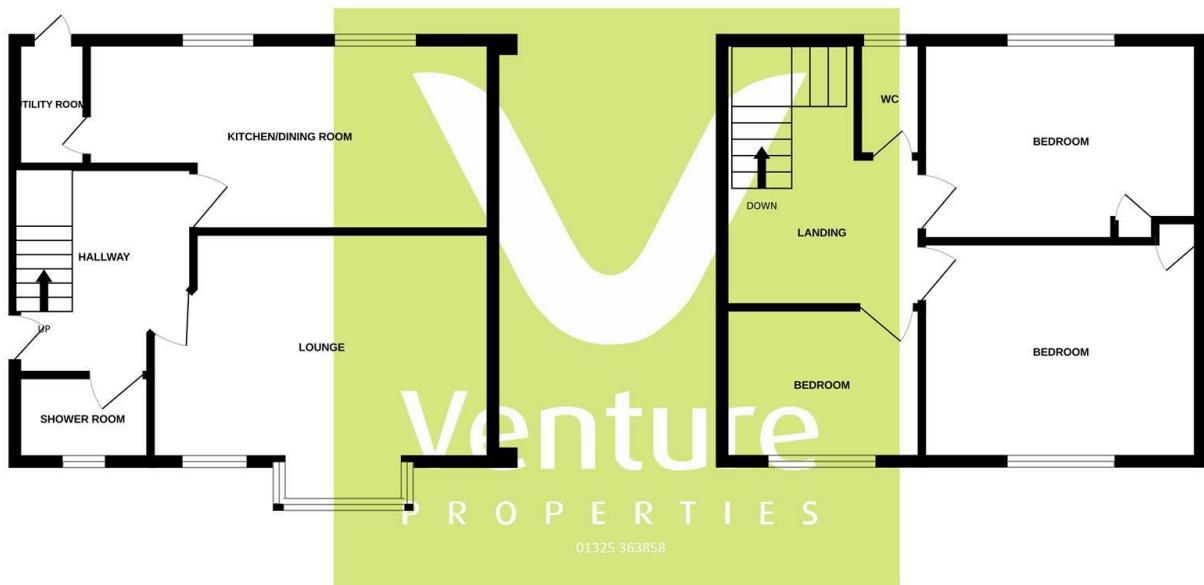
Satellite / Fibre TV Availability

BT

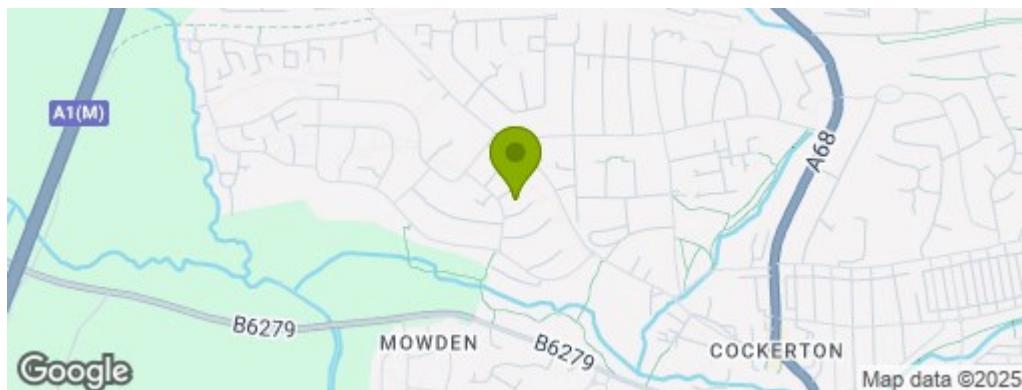
Sky

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.
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Property Information

01325 363858

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