



78 Whitby Way, Darlington, DL3 9SW
Or Nearest Offer £110,000

Venture
PROPERTIES

This deceptively spacious three bedroom semi detached property is located in the Branksome area of Darlington and comes to the market with no onward chain and is within an easy stroll to many amenities in Cockerton Village, bus routes and schools.

The property in our opinion would make the perfect family home or for that of an investor. The property does need updating and viewing is highly recommended.

- Semi Detached
- Three Bedrooms
- In Need Of Some Updating
- Ideal First Time Buy
- Gardens Front & Rear
- Council Tax Band A
- EPC Rating C
- No Onward Chain
- Viewing Recommended

Entrance Hallway

Upvc door to the front, staircase to the first floor.

Lounge

15'5 x 11'11 (4.70m x 3.63m)

Upvc double glazed window to the front, laminate flooring and radiator.



Dining Room

12'9 x 10'4 (3.89m x 3.15m)

Upvc double glazed window to the rear, radiator, vinyl flooring.

Kitchen

12'9 x 8' (3.89m x 2.44m)

Upvc double glazed window to the rear, fitted with a range of wall, base and drawer units, contrasting work surfaces, part tiled walls, space for washing machine, space for cooker.

Utility

11' x 6' (3.35m x 1.83m)

With doors to the front and rear, storage cupboard housing the eco compact boiler, stainless steel sink unit with mixer tap.

First Floor Landing.

Bedroom 1

12'9 x 12' (3.89m x 3.66m)

Upvc double glazed window to the rear and radiator.



Bedroom 2

12'10 x 10'8 (3.91m x 3.25m)

Upvc double glazed window to the front, laminate flooring, radiator.

Bedroom 3

10'8 x 9'10 (3.25m x 3.00m)

Upvc window to the front, radiator and storage cupboard.

Bathroom

Fitted with a suite comprising panelled bath, separate shower cubicle, low level wc, wash hand basin, vinyl flooring and window to the rear.

Externally

There is an open plan garden to the front and a larger than average enclosed garden to the rear with brick built sheds.

Council Tax

Band A

Tenure

This property is freehold

Note

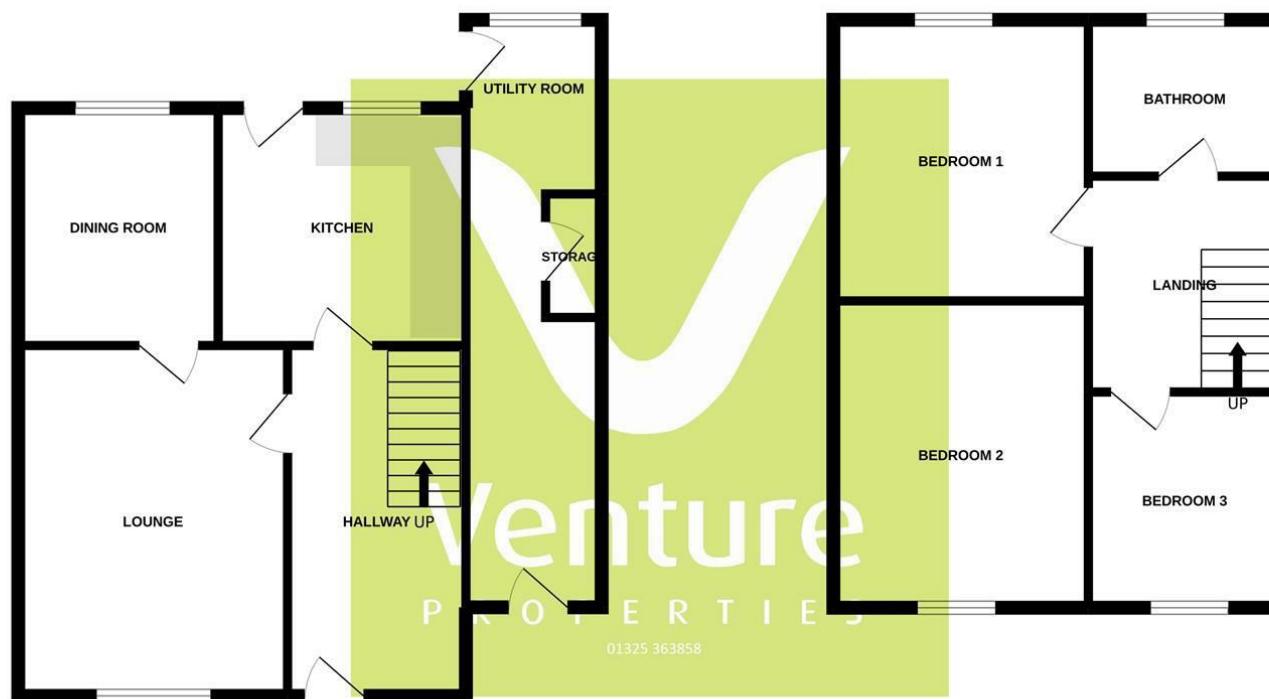
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate



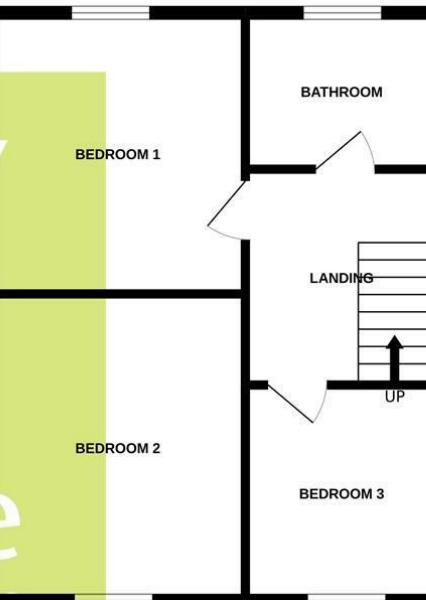
and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or 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



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(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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