

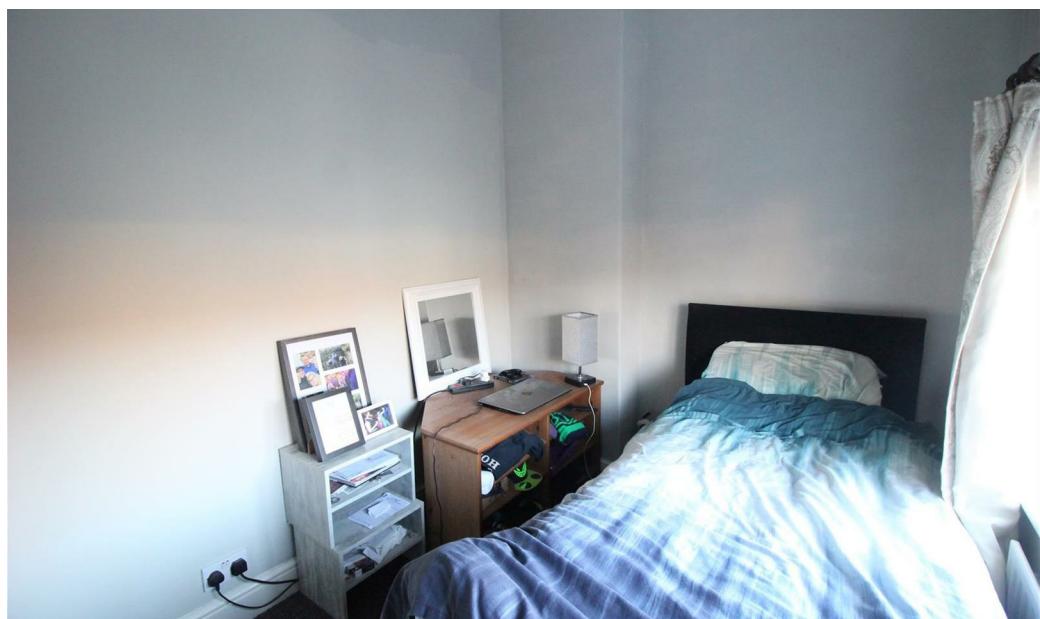


West Powlett Street

Darlington DL3 7TQ

Offers Over £100,000





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# West Powlett Street

Darlington DL3 7TQ



- Mid Terrace
- Lounge & Kitchen/Diner
- Council Tax Band A

- 4 Bedrooms
- Yard To Rear
- EPC Rating D

- 4th Bedroom Situated in Attic Space
- Town Centre Location
- SOLD WITH SITTING TENANT

This well presented traditional four bedroom mid terraced property is located in the heart of Darlington Town Centre within easy reach of many amenities including the Grange Road/Imperial Quarter offering a range of popular bars and restaurants and within a short stroll to the Feethams Leisure Complex and access out of town to major road links. The property offers well proportioned family living space and benefits from a usable attic space/ bedroom space.

In our opinion the property will appeal to a variety of purchasers and viewing is highly recommended.

\*SOLD WITH SITTING TENANT £505 PCM\*

## Entrance Vestibule

Upvc door to the front

## Entrance Hall

Staircase to the first floor and radiator.

## Lounge

12'1 x 11'10 (3.68m x 3.61m)

Upvc double glazed window to the front, feature fireplace with electric fire, radiator.

## Kitchen/Diner

12'8 x 11'10 (3.86m x 3.61m)

Upvc double glazed window to the rear, fitted with a range of wall, base and drawer units, contrasting work surfaces, electric hob, oven, space for washer,

stainless steel sink unit, space for fridge, under stairs storage, radiator, space for table and chairs and upvc door to the rear.

## Kitchen/Diner

### First Floor

Landing. Upvc double glazed window to the rear. Fixed staircase to the attic room/bedroom 4

### Bedroom 1

12' x 9'5 (3.66m x 2.87m)

Upvc double glazed window to the front and radiator.

### Bedroom 2

9'6 x 7'2 (2.90m x 2.18m)

Upvc double glazed window to the rear and radiator.

### Bedroom 3

7'7 x 5'7 (2.31m x 1.70m)

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

## Bathroom

Fitted with a suite comprising panelled bath with shower over, low level wc, wash hand basin, radiator and vinyl flooring.

### Attic Room/Bedroom 4

16'2 x 8'10 (4.93m x 2.69m)

Accessed via a fixed staircase from the landing. With velux window to the front and two velux windows to the rear, radiator.

## Externally

With yard to the rear.

## Council Tax

Band A

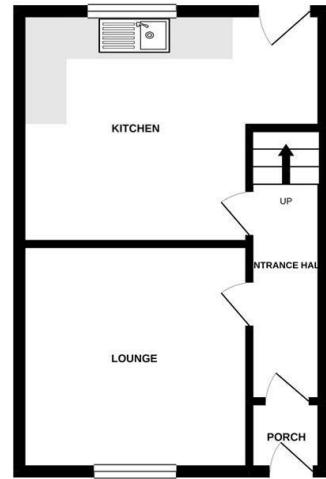
## Note

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

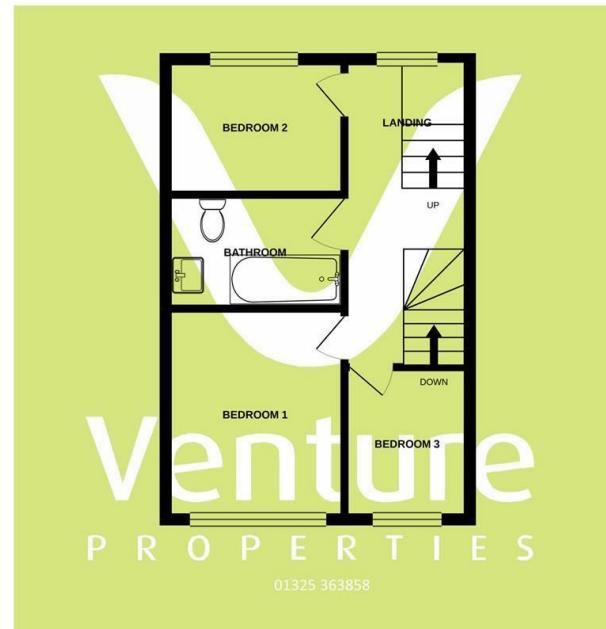
## Tenure

This property is freehold

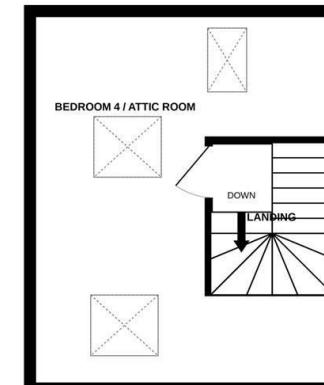
GROUND FLOOR



1ST FLOOR



2ND FLOOR



**Venture**  
PROPERTIES  
01325 363858

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

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