



Easson Road

Darlington DL3 6BB

Offers Over £90,000





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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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- Mid Terrace

- Three Bedrooms

This deceptively spacious three bedroom mid terraced property comes to the market and is located in the Denes area of Darlington. The home is within walking distance of the Memorial Hospital, town centre and popular schools. The property benefits from a fitted kitchen and bathroom, carpets and flooring throughout and is neutrally decorated. The property in our opinion would be ideal for the first time buyer or for that on an investor.

Viewing is recommended.

Entrance Hall

With door to the front, radiator and staircase to the first floor

Reception Room 1

12'9 x 11'1 (3.89m x 3.38m)

Upvc double glazed bay window to the front, radiator and feature fireplace.

Reception Room 2

12'8 x 11'11 (3.86m x 3.63m)

Upvc double glazed window to the rear, under stairs storage cupboard, radiator.

Kitchen

15'7 x 6'6 (4.75m x 1.98m)

Upvc double glazed window to the side, fitted with a range of wall, base and drawer units, contrasting work

surfaces, stainless steel sink, space for cooker, space for fridge, space for washer, radiator and upvc door to the side.

Bathroom

Upvc double glazed window to the side, fitted with a suite comprising bath with shower over, low level wc, wash hand basin, heated towel rail, part tiled walls, tiled flooring.

First Floor

Landing with upvc double glazed window to the rear

Separate WC

With low level wc, wash hand basin and part tiled walls.

Bedroom 1

12'10 x 9'4 (3.91m x 2.84m)

Upvc double glazed window to the rear, radiator.

Bedroom 2

17'8 x 9'4 (5.38m x 2.84m)

Upvc double glazed window to the front, radiator.

Bedroom 3

12'8 x 5'10 (3.86m x 1.78m)

Upvc double glazed window to the front, radiator.

Externally

There is a yard to the rear with gated access to the rear lane.

Council Tax

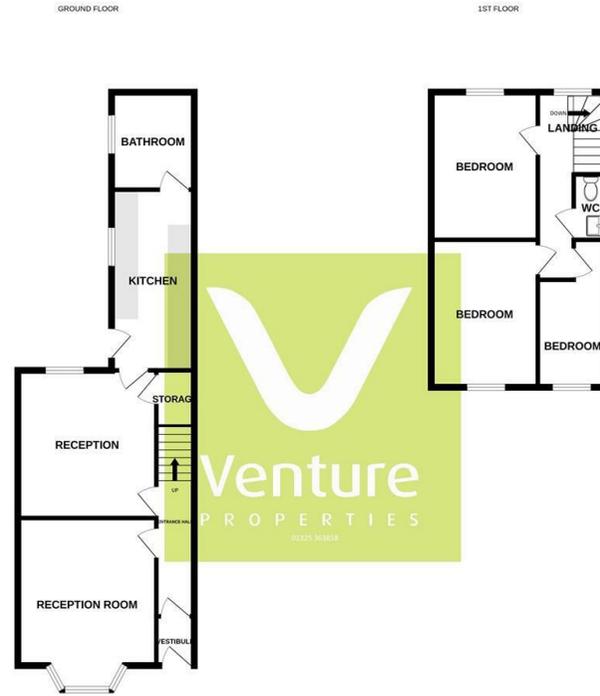
Band A

Tenure

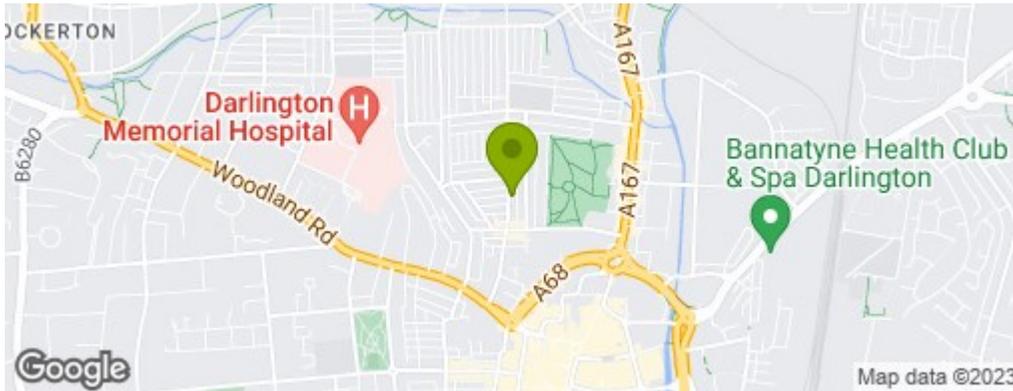
This property is freehold

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



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 misstatement. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The architect, engineer and other professionals involved in the design and construction of the property are not responsible for any errors or omissions. Map data ©2023



Property Information

01325 363858

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