



Kensington Gardens

Darlington DL1 4NQ

Offers Over £127,000





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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Kensington Gardens

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x 3



x 1



x 1

- Semi Detached
- Gardens and Off Street Parking

- Three Bedrooms
- Council Tax Band B

- Refurbished & Updated
- EPC Rating E

This three bedroom semi detached property is located in the popular Eastbourne area of Darlington which lies close to local amenities, schools Darlington Main Line Railway Station and the town centre.

The home has been greatly improved by the current owner to a high standard with a refurbished kitchen and bathroom. The home would make an ideal family home and briefly comprises of: entrance hall, lounge and open plan kitchen/diner. Three bedrooms and bathroom to the first floor and gardens to the front and rear with off street parking.

The home comes to the market with no onward chain and viewing comes highly recommended.

Entrance Hall

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

Lounge

13' x 11'5 (3.96m x 3.48m)
Upvc double glazed bow window to the front and radiator.

Kitchen/Diner

17'6 x 12' (5.33m x 3.66m)
Open plan. Re-fitted with a range of wall, base and drawer units, contrasting work surfaces, sink unit, 4

ring gas hob, oven, space for washer, space for fridge, upvc double glazed windows to the side and rear and upvc doors to the side and rear.

First Floor

Landing. With upvc double glazed window to the side.

Bedroom 1

13' x 11'5 (3.96m x 3.48m)
Upvc double glazed bow window to the front, radiator.

Bedroom 2

11'11 x 9'9 (3.63m x 2.97m)
Upvc double glazed window to the rear, radiator.

Bedroom 3

6'11 x 6' (2.11m x 1.83m)
Upvc double glazed window to the rear and radiator.

Bathroom

Upvc double glazed windows to the side, re-fitted with a suite comprising bath with shower over and shower screen, low level wc, wash hand basin and radiator.

Externally

There is a small lawned garden to the front with block

paved driveway allowing off street parking. There is a low maintenance garden to the rear with block paving and a useful garden shed.

Council Tax

Band B

Tenure

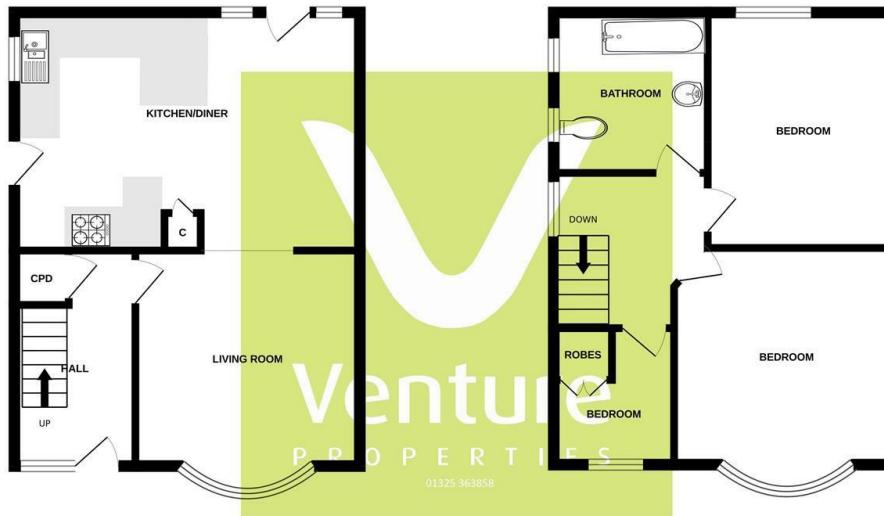
This property is freehold

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

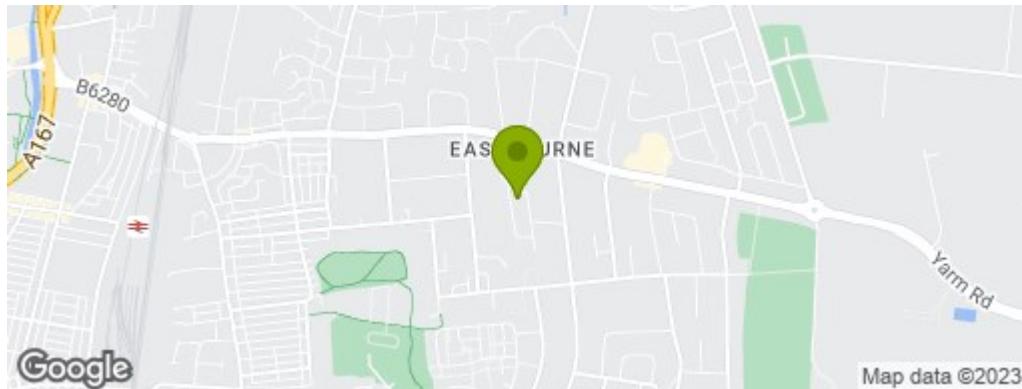
GROUND FLOOR

1ST FLOOR



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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 guidance only. Prospective buyers should be aware that fixtures, fittings and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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