



Haughton Green

Darlington DL1 2DD

£185,000





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# Haughton Green

Darlington DL1 2DD



- 3 Bedroom Home
- Excellent Parking To Rear
- Detached Garage

- Grade 2 Listed
- Must Be Seen
- EPC Grade TBC

- Approx 1500 Sq Feet Garden
- No Chain
- Haughton Village Location

Situated just off Haughton Green this Grade 2 Listed Character Property comes to the market with No Onward Chain. The home is located within close proximity to many amenities including shops, Post Office, Church and Church Hall, popular schooling and bus routes in and out of Darlington and is also within close proximity of the neighboring transport links including the trains, and the motorway networks both North and South.

The existing three bedroom property requires modernization but has fantastic potential of which we believe would suit the needs of a wide range of buyers including the ever growing family and viewing is certainly advised at the earliest opportunity where the discerning purchaser can not fail to be impressed. To the rear of the home the property benefits from a 1500 square metre rear garden which offers ample off street parking for a multitude of vehicles/caravans or motor homes and is accessed through double remote control gates via a shared alley way to the side of the property having two access points, Number 53 has Right Of Way access to the rear.

The property comprises a large living room, fitted kitchen, with separate dining room, three generous bedrooms and a family bathroom. Detached garage to rear.

What we love about the home: although this home

may need some updating, it's clear how much this home has been cherished over the years and the potential that it has to offer, call to view now as this is one not to miss out on.

## Entrance Hall

**Lounge**  
18'3 x 16'7 (5.56m x 5.05m)

**Dining Room**  
13'11 x 13'2 (4.24m x 4.01m)

**Kitchen**  
7'8 x 7' (2.34m x 2.13m)

**First Floor**  
Landing.

**Bedroom 1**  
18'4 x 16'4 (5.59m x 4.98m)

**Bedroom 2**  
13'9 x 11'3 (4.19m x 3.43m)

**Bedroom 3**  
10'8 x 8'1 (3.25m x 2.46m)

**Bathroom**

**Separate WC**

## Outbuilding

**Room 1**  
17'7 x 14'5 (5.36m x 4.39m)

**Room 2**  
16'7 x 10'7 (5.05m x 3.23m)

**WC**

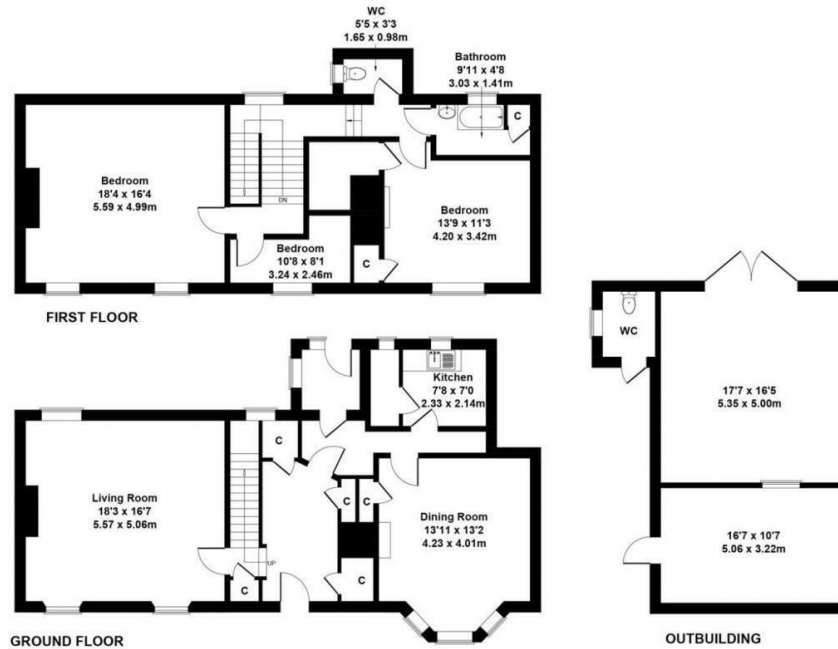
## Council Tax

### 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

## 53 Haughton Green

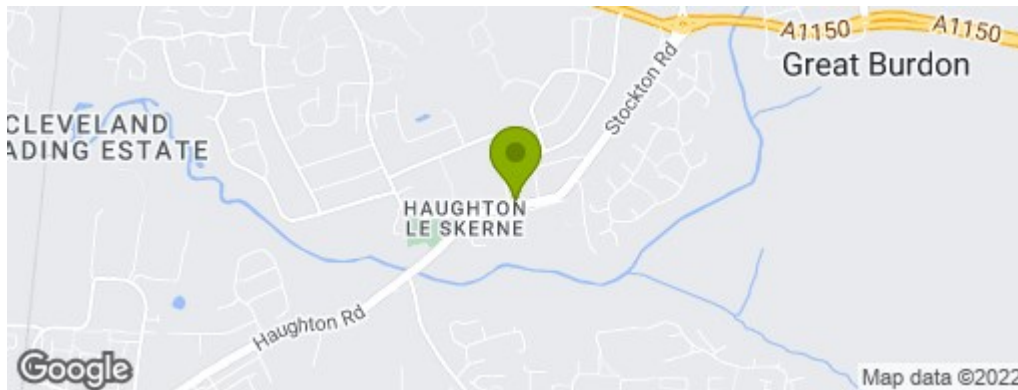
Approximate Gross Internal Area  
2069 sq ft - 192 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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## Property Information

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