



**Front Street**  
Darlington DL2 3HS  
**£199,950**

  
**Venture**  
PROPERTIES



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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# Front Street

Darlington DL2 3HS



- Three Bedroom Property
- Council Tax Band C

- Ingleton Location
- Epc Rating D

- Off Street Parking

This well presented unique three bedroom property comes to the market and is situated in the heart of this popular semi-rural village which lies between Darlington and Barnard Castle.

With some period features the property offers accommodation which briefly comprises on the ground floor; entrance lobby, lounge with ceiling beams, study, inner lobby, cloakroom/w.c., good size sitting room and a kitchen fitted with a range of floor and wall units. To the first floor there are three double bedrooms and a bathroom/w.c. with a separate shower. Externally there is a good size area of hardstanding to the front and a workshop.

## Entrance Vestibule

Door to front.

## Lounge

14'9 x 10'6 (4.50m x 3.20m)

Upvc double glazed window to front and radiator.

## Study/Office

14'2 x 6'7 (4.32m x 2.01m)

Upvc double glazed window to front and radiator.

## Dining Room

14'3 x 13'9 (4.34m x 4.19m)

Upvc double glazed window to side, gas fire and radiator.

## Kitchen

10'2 x 6'3 (3.10m x 1.91m)

Upvc double glazed window to rear and door to side, fitted with wall, base and drawer units and stainless steel sink, There is space for a cooker, fridge freezer and washing machine.

## Bathroom

Upvc double glazed obscure window to ..... Fitted with bath, shower cubicle, w.c, wash hand basin and radiator.

## Bedroom One

14'5 x 11'8 (4.39m x 3.56m)

Upvc double glazed window to side, access to the loft and radiator.

## Bedroom Two

12'6 x 11'7 (3.81m x 3.53m)

Upvc double glazed window to front, access to fully boarded loft via drop down ladder and radiator.

## Bedroom Three

15'7 x 11'3 (4.75m x 3.43m)

Upvc double glazed window to front and radiator.

## Externally

To the front there is off street parking and access to outhouse.

To the rear is mainly laid to lawn and there is right of way.

## Council Tax

Band C

## Tenure

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



While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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