



**Brickyard Farm**

Darlington DL2 1QL

**£269,000**







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# Brickyard Farm

Darlington DL2 1QL



- 3 Double Bedrooms
- Shared Courtyard With Parking
- Council Tax Band D

- Large Lounge
- Rural Location
- EPC Rating D

- High Quality Kitchen
- Oil Central Heating
- Viewing Highly Recommended

This immaculately presented luxury barn conversion is offered to the market with no onward chain. The property is located within this small development in the Hurworth Moor area on the outskirts of Darlington close to many amenities including retail parks and access to Teesside, A1, A19 and A66. The property has been designed and presented to the highest of standards and in our opinion is in ready to move into condition. The property briefly comprises: lounge with beamed ceiling, kitchen/diner, three bedrooms together with a family bathroom.

The property is fully double glazed and heated via oil central heating.

Viewing is recommended.

## Lounge

17'10" x 17'9" (5.46 x 5.43)

With upvc door to the front, window to the front, engineered oak flooring, feature fireplace with marble back and hearth and beamed ceiling with two velux windows and radiator. Double doors into kitchen

## Lounge

## Kitchen/Dining Room

17'0" x 9'8" (5.2 x 2.96)

Two upvc double glazed windows to the front and

door to the rear, fitted with a stylish range of cream wall, base and drawer units, granite work surfaces, matching splash backs, porcelain sink unit with mixer tap, plate rack, space for Range oven, engineered oak flooring, integrated washing machine, integrated dishwasher, integrated fridge/freezer and space for table and chairs.

## Kitchen/Dining Room

## Inner Hallway

## Bedroom 1

16'4" x 9'10" (4.98 x 3)

Upvc double glazed window to the front and radiator.

## Bedroom 2

9'5" x 9'10" (2.89 x 3)

Window to the side and radiator

## Bedroom 3

12'11" x 6'9" (3.95 x 2.08)

Window to the side and radiator.

## Family Bathroom

Fitted with a stylish suite comprising free standing bath, separate shower cubicle with waterfall head, low level wc, wash hand basin, ceiling spotlights, loft access, heated towel rail and tiled flooring.

## Externally

There is a shared courtyard to the front. There is also a garage situated within a block of three with up and over door.

## Council Tax

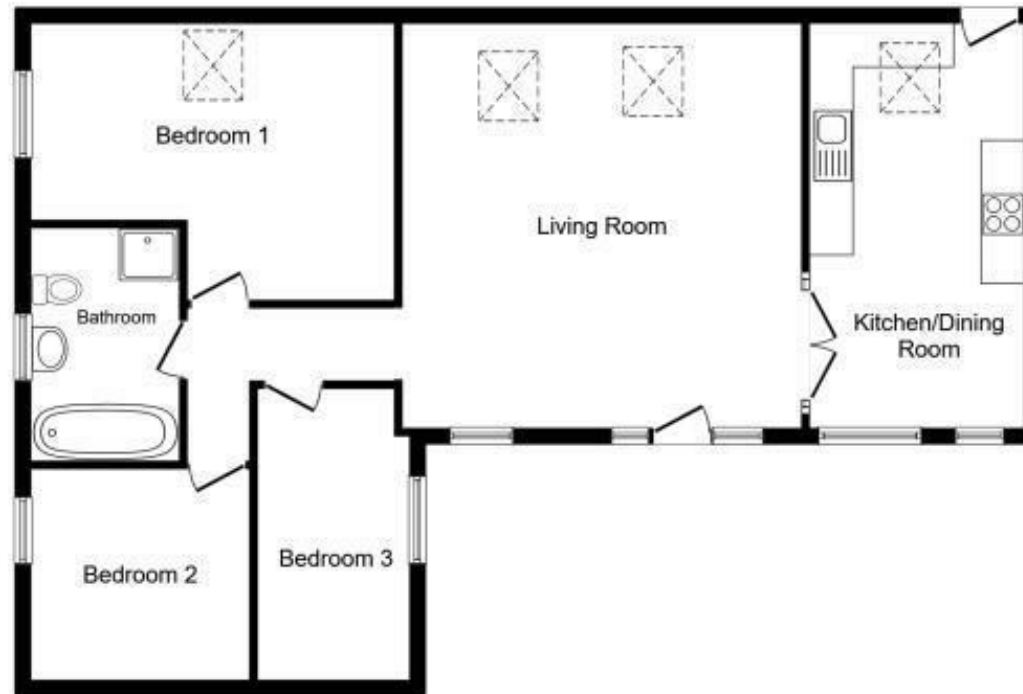
Band D

## Tenure

## 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

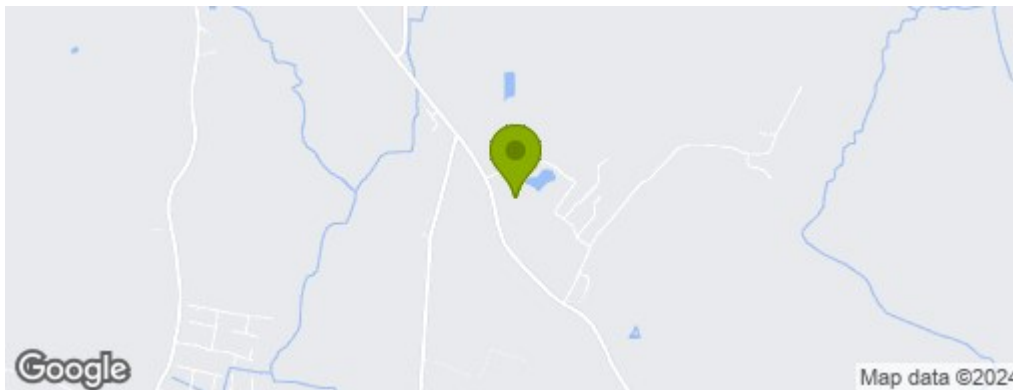




**Floor Plan**

Total floor area 93.0 sq. m. (1,001 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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