



20 The Broadway, Darlington, DL1 1EG

£130,000



Venture
PROPERTIES

This well presented two bedroom semi-detached property comes to the market with no onward chain and is located in the Eastbourne area of Darlington. The home benefits from double glazing and also has a modern fitted kitchen. There is also a fully installed gas central heating system with boiler. The property has a well maintained garden to the rear, gardens to the front and rear of the property with off street parking to the front.

In brief the accommodation comprises of: Entrance Hall, Lounge, Dining Room, Kitchen, Two Bedrooms to the first floor, Family Bathroom. Gardens front and rear with off street parking.

Viewing highly recommended.

- Semi Detached
- Gas Central Heating
- Off Street Parking
- 2 Bedrooms
- Upvc Double Glazing
- Council tax Band B
- Modern Fitted Kitchen
- Gardens Front & Rear
- EPC Rating D

Entrance Hall

Upvc double glazed door to the side, staircase to the first floor, radiator.

Lounge

12' x 12' (3.66m x 3.66m)

Upvc double glazed bow window to the front and radiator.

Dining Room

12'3 x 12'1 (3.73m x 3.68m)

Upvc double glazed window to the side and radiator.

Kitchen

10'8 x 10' (3.25m x 3.05m)

Upvc double glazed window to the side, fitted with a range of wall, base and drawer units, contrasting work surfaces, space for cooker, space for washer, space for dryer, stainless steel sink unit and french doors to the rear.

Kitchen

Kitchen

First Floor

Landing.

Bedroom 1

12' x 12' (3.66m x 3.66m)

Upvc double glazed bow window to the front and radiator

Bedroom 2

11' x 9' (3.35m x 2.74m)

Upvc duple glazed window to the rear, fitted wardrobes and radiator.

Bathroom

Upvc double glazed window to the side, fitted with a suite comprising panelled bath with shower over and shower screen, wash hand basin, low level wc and vinyl flooring.

Externally

There is a low maintenance garden to the front with off street parking. Side access to the rear garden which is laid to lawn.

Council Tax

Band B

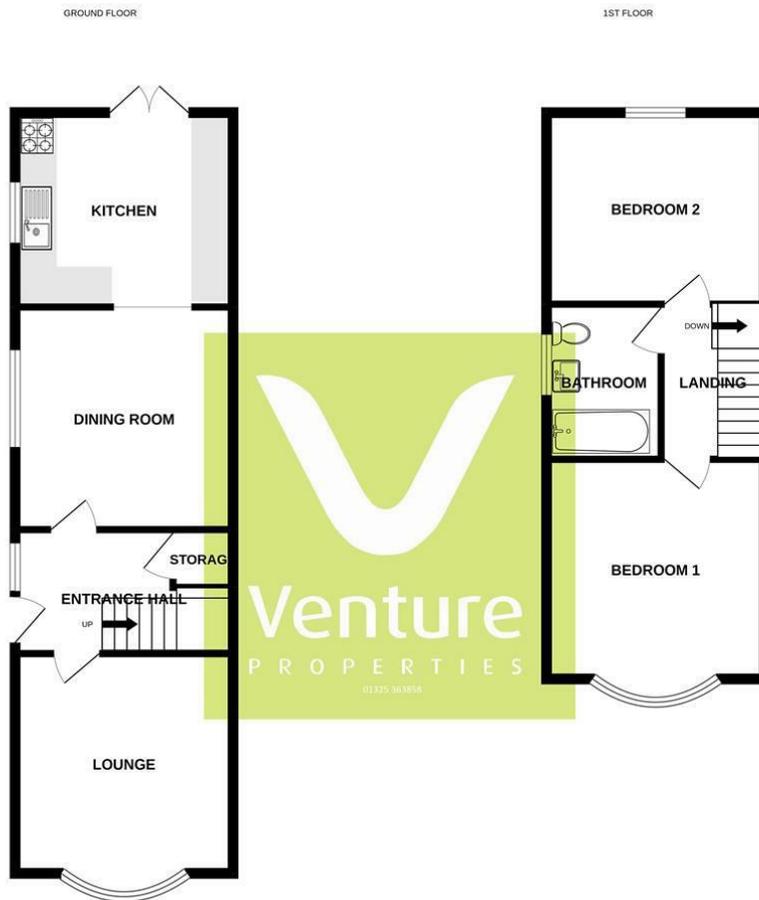
Note

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



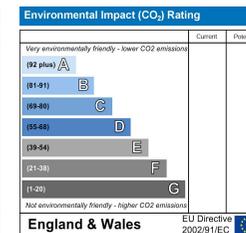
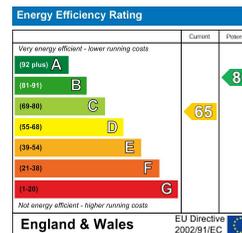
efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling 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 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.
Made with Metropix ©2022

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.



Venture Properties 45 Duke Street, Darlington DL3 7SD

T: 01325 363858 E: enquiries@venturepropertiesuk.com W: www.venturepropertiesuk.com