



47 Teal Road, Darlington, DL1 1DF

Offers Over £140,000



Venture
PROPERTIES

Beautifully presented updated and refurbished three bedroom semi detached property located in the Eastbourne area of Darlington with easy access to popular schools, retail park, bus routes and other amenities. The property comes to the market with no onward chain and has a stylish fitted kitchen with appliances and bathroom. There is a good sized south facing garden ideal for entertaining.

The property has been tastefully decorated throughout and would suit a variety of purchasers. Viewing is recommended

- Semi Detached
- Three Bedrooms
- Updated and Refurbished
- Stylish Fitted Kitchen
- Modern Bathroom
- Gardens Front & rear
- Council tax Band B
- EPC Rating C
- Viewing Recommended

Entrance Hallway

Upvc door to the front, tiled floor and staircase to the first floor.

Lounge

12'11 x 9'11 (3.94m x 3.02m)

Upvc double glazed window to the front and upvc

double glazed double doors to the rear, tile effect chimney breast, radiator.

Lounge

Kitchen/Diner

18'4 x 9'3 (5.59m x 2.82m)

Upvc double glazed windows to the front and side, fitted with a range of cream and grey wall, base and drawer units, laminate work surfaces with matching splash backs, new integrated washer and fridge/freezer, stainless steel sink unit with mixer tap, four ring gas hob, oven and extractor.

Kitchen/Diner

Kitchen/Diner

Rear Lobby

With door to the rear and tiled flooring.

First Floor

Landing.

Bedroom 1

11'5 x 10' (3.48m x 3.05m)

Upvc double glazed window to the front, radiator and storage cupboard with hanging space.

Bedroom 2

12'6 x 9'5 (3.81m x 2.87m)

Upvc double glazed window to the front, fitted with a range of wardrobes with sliding doors, ceiling spotlights.

Bedroom 2

Bedroom 3

8'10 x 7' (2.69m x 2.13m)

Upvc double glazed window to the rear, radiator and storage cupboard.

Bathroom

Fitted with a stylish suite comprising panelled bath with shower over and shower screen with waterfall head and spray attachment, wash hand basin in vanity unit, tiled floor and heated towel rail.

Separate WC

With a low level wc, obscure window to the rear, laminate flooring and radiator.

Externally

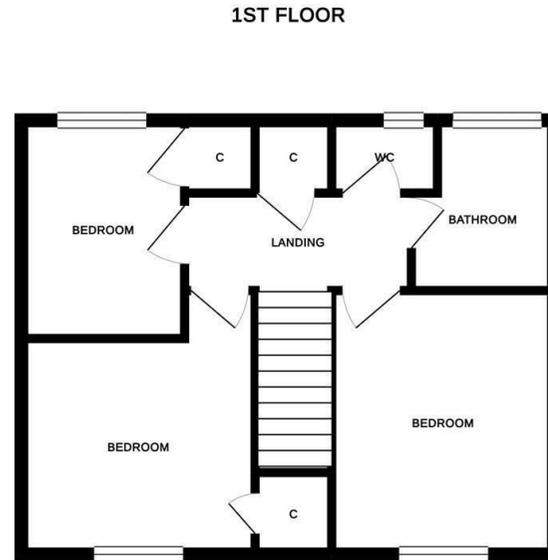
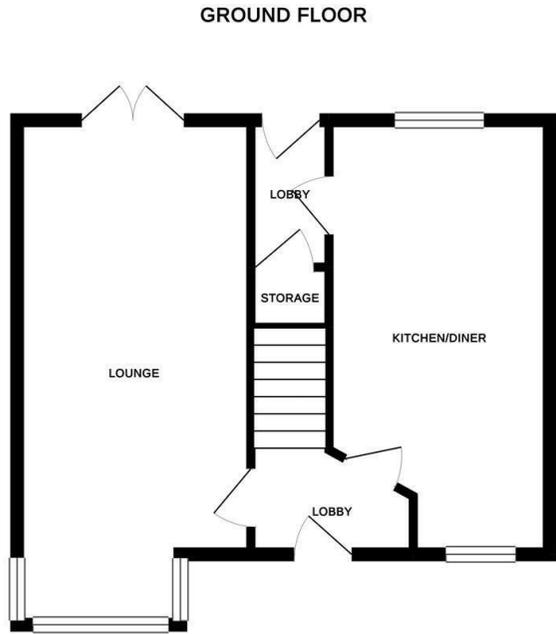
There is a paved driveway to the front offering ample off street parking. Side access to the south facing rear garden which is laid to lawn with pebbled area, two garden sheds with power and light, new fencing and outside water supply.



Externally

Council Tax
Band B





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.
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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | Current | Potential |
| (92 plus) A | | 84 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | Current | Potential |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |



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