



Pounteys Close

Darlington DL2 1LF

Offers Over £140,000





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- End Terrace
- No Onward Chain

- Three Bedrooms
- Council Tax Band A

- Updated & Improved
- EPC Rating D

This updated and improved three bedroom end of terrace property comes to the market with no onward chain and is located within this quiet residential cul de sac in the sought after village of Middleton St George. The property has had an electrical re-wire, new plumbing, new kitchen and new bathroom and is neutrally decorated throughout. Viewing is recommended.

Entrance Hall

With composite front door, staircase to the first floor.

Lounge

15'6 x 11'5 (4.72m x 3.48m)

Upvc double glazed windows to the front and side, radiator, feature fireplace with marble back and hearth, gas fire, laminate flooring, radiator.

Kitchen/Diner

19'9 x 9'4 (6.02m x 2.84m)

Upvc double glazed window to the side, fitted with a range of cream wall, base and drawer units, contrasting work surfaces, one and a half bowl stainless steel sink unit with mixer tap, five ring gas hob, oven and extractor, integrated dishwasher and door to the rear.

Garden Room

9'2 x 6'5 (2.79m x 1.96m)

Open plan to kitchen/diner. With double doors to the rear, laminate flooring and radiator.

First Floor

Landing.

Bedroom 1

11'3 x 10'9 (3.43m x 3.28m)

With upvc double glazed window to the front, two storage cupboards, radiator.

Bedroom 2

13'9 x 9'5 (4.19m x 2.87m)

Upvc double glazed window to the rear and radiator.

Bedroom 3

8'11 x 8'7 (2.72m x 2.62m)

Upvc double glazed window to the front and storage cupboard.

Bathroom

Fitted with a modern white suite comprising P-shaped bath with shower over with waterfall head and mixer taps and shower screen, low level wc, wash hand basin, part tiled walls, ceiling spotlights.

Externally

The property has an open plan lawned garden to the front with off street parking. Side access to the rear garden which is laid to lawn with patio area and garden shed.

Council Tax

Band A

Tenure

This property is 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



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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