



**Winchester Way**

Darlington DL1 2UU

**£150,000**





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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# Winchester Way

Darlington DL1 2UU



- Three Bedroom Semi
- Epc Grade E

- Gas Central Heating & Double Glazing
- Council Tax Band B

- Gardens And Garage
- Can Be Sold With Sitting Tenant

A delightfully charming three bedroom spacious semi-detached residence situated on the ever popular Houghton development close to excellent route ways across town and country. The home has gas central heating and double glazing.

In brief the accommodation comprises of: Entrance Hallway, Lounge, Dining Room, Kitchen. Three Bedrooms to the first floor, Bathroom/WC. Gardens front and rear with garage.

This property can be sold with a sitting tenant paying £595 pcm

## Entrance Hall

With gas central heating radiator and staircase to the first floor.

## Lounge

Situated to the front. With two double glazed windows, gas central heating radiator, settee.

## Dining Room

With gas central heating radiator, dining table and chairs, access into kitchen.

## Kitchen

Situated to the rear. With a range of wall and floor units with contrasting work surfaces, integrated gas hob and electric oven with overhead extractor unit, plumbing for an automatic washing machine, part tiled walls, double glazed window and back door.

## First Floor

Landing.

## Bedroom 1

Situated to the front.

## Bedroom 2

Situated to the rear. With gas central heating radiator.

## Bedroom 3

Situated to the front. With gas central heating radiator.

## Bathroom

With a suite comprising, panelled bath, pedestal wash hand basin and low level wc.

## Externally

The property has lawned gardens to the front and rear. There is off-street parking facilities leading to a garage. Please note, the greenhouse is due to be

removed and the garden shed will be gifted to any tenants and the landlord will not be responsible for its upkeep or maintenance.

## Council Tax

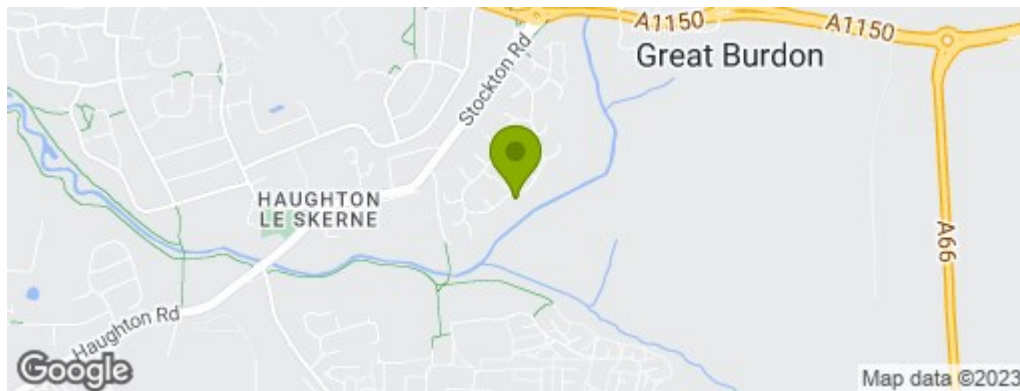
Band B

## 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



## Property Information

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