



**Arran Walk**

Darlington DL1 3PX

**Offers Over £120,000**





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.



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.



# Arran Walk

## Darlington DL1 3PX



- Deceptively spacious three bedroom mid terrace
- Local doctors surgery, pharmacy and supermarket
- EPC Rating D

- Within easy reach of the A1(M) & A66.
- Generous gardens to front & rear
- Economy 7 smart meter and energy saving storage heaters

- Ideal first time purchase, family home or investment opportunity
- Council Tax Band A
- No onward chain

Arran Walk, Darlington. This delightful, deceptively spacious, three bedroom mid-terrace house that comes to the market with no onward chain, would be ideal for first time buyers, a family home or a perfect investment opportunity. The property boasts three well-proportioned bedrooms, providing ample space for a growing family or those seeking extra room for guests or a home office.

The house features a welcoming reception/living room with a sliding door providing access to the rear. A perfect space for relaxation or entertaining friends and family. The fitted kitchen, family bathroom and downstairs WC ensure convenience for busy mornings and accommodating the needs of a household with ease.

The outdoor spaces are equally appealing, with low maintenance gardens to both the front and rear of the property, offering a lovely setting for outdoor activities, gardening, or simply enjoying the fresh air.

Situated in a prime location, this home is conveniently close to local shops, schools, doctors surgery and parks, making it an ideal choice for families and individuals alike. The surrounding amenities enhance the appeal of this property, ensuring that everything you need is within easy reach.

In summary, this mid-terrace house on Arran Walk is a fantastic opportunity for all. With its spacious layout, convenient location, and charming outdoor spaces, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely house your new home.

### Entrance Hall

Composite door to side/front, staircase to first floor landing and radiator. Separate walk-in storage cupboard/cloakroom

### Lounge

15'5 x 10'10 (4.70m x 3.30m)  
Upvc double door to rear.

### Kitchen

13'9 x 10'1 (4.19m x 3.07m)  
Upvc double glazed window to front, fitted with a range of wall and base units with cabinet lighting and laminate worktops, incorporating sink unit with mixer tap. Integrated dishwasher and ceramic hob with extractor over and oven. Space for a fridge freezer, table and chairs.

### Downstairs W.C

Upvc double glazed obscure window to front, low level back to wall w.c in vanity with storage and wash hand basin in vanity with storage under.

### First Floor Landing

Storage cupboard housing hot water cylinder and access to insulated loft

### Bedroom One

11'1 x 10'0 (3.38m x 3.05m)  
Upvc double glazed window to rear and fitted wardrobes.

### Bedroom Two

11'1 x 10'3 (3.38m x 3.12m)  
Upvc double glazed, floor to ceiling window to rear.

### Bedroom Three

10'0 x 7'3 (3.05m x 2.21m)  
Upvc double glazed window to front.

### Bathroom

Upvc double glazed obscure window to front, bath with shower over and screen. Low level w.c, wash hand basin and tiled walls. Extractor fan and towel rails.

### Externally

To the front there is an enclosed, low maintenance garden with established shrubs and store cupboard.  
To the rear is a generous, west facing garden which benefits from most of the afternoon and evening sun during the warmer months. Mainly laid to lawn with decorative circle, pebbled feature and well stocked borders. There is also a patio area, garden shed, store cupboard, compost bin and wooden arch.

### Tenure

Freehold

### Property Details

Local Authority: Darlington  
Council Tax Band: A  
Annual Price: £1,581  
Conservation Area No  
Flood Risk Very low  
Floor Area 914 ft 2 / 85 m 2

Plot size 0.06 acres  
Mobile coverage

EE  
Vodafone  
Three  
O2  
Broadband

Basic  
2 Mbps  
Superfast  
80 Mbps  
Ultrafast  
1000 Mbps  
Satellite / Fibre TV Availability

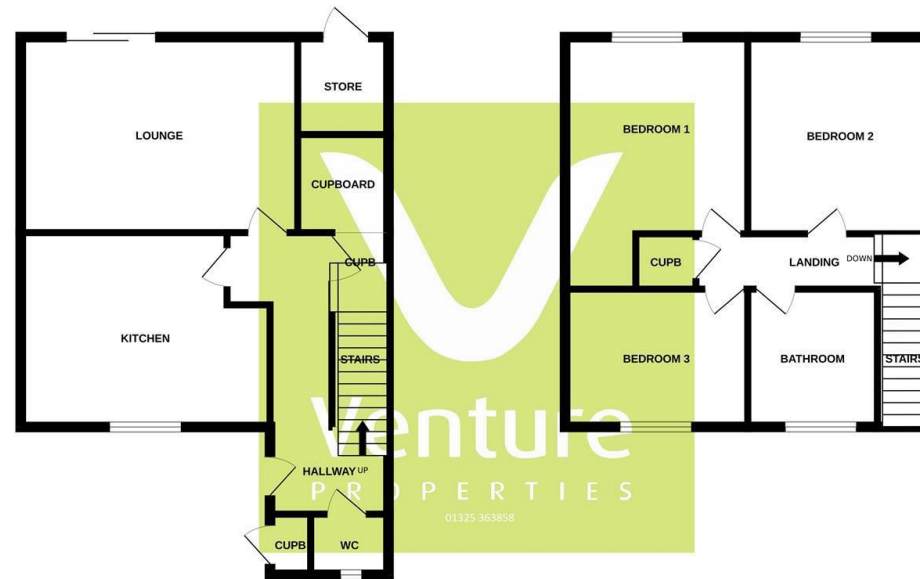
BT  
Sky  
Virgin

### Note

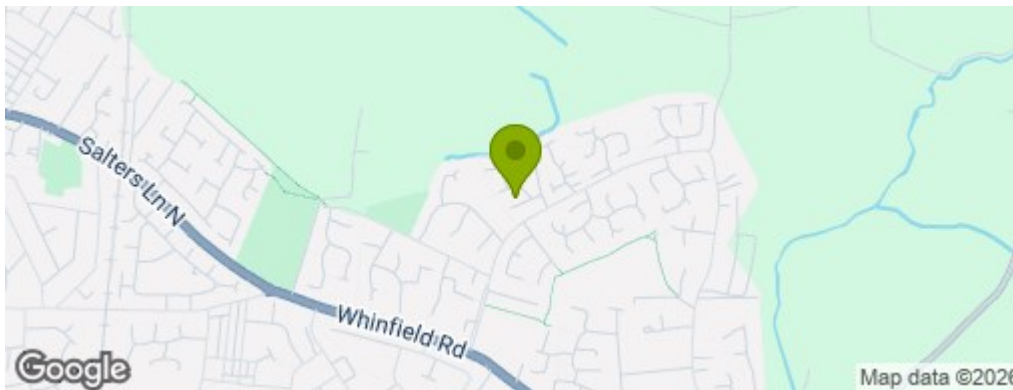
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification 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.

GROUND FLOOR  
499 sq.ft. (46.4 sq.m.) approx.

1ST FLOOR  
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA: 944 sq.ft. (87.7 sq.m.) approx.  
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 Metrepro ©2025



## Property Information

01325 363858

45 Duke Street, Darlington, County Durham, DL3 7SD  
sales@venturepropertiesuk.com