



Beechwood Avenue | Darlington  
Offers In The Region Of £295,000



Situated in Darlington's sought-after West End, Beechwood Avenue enjoys the benefits of a prime location and close proximity to local parks, and convenient access to schools, shopping, and dining establishments. With excellent transport links nearby at Darlington Mainline Railway Station.

The property has been well maintained by the current owner and benefits from three reception rooms and four bedrooms over three floors measuring over 1,800 square feet in total. In our opinion the property would suit a variety of purchasers and viewing is highly recommended.

#### Entrance Hall

With wooden storm door and staircase to the first floor.

#### Living Room 5.4 x 4 (17'8" x 13'1")

Bay window to front, secondary glazed. Open gas fireplace with marble back and hearth. Coving to ceiling and radiator.

#### Sitting Room 4.6 x 3.6 (15'1" x 11'9")

Original window to rear, secondary glazed. Marble back and hearth fireplace with inset gas fire. Coving to ceiling.

#### Dining Room 4.6 x 3.2 (15'1" x 10'5")

Upvc windows to rear and side. Fireplace with gas fire. Fitted with laminate flooring. Original fitted cupboards and drawers.

#### Kitchen 4.1 x 2.1 (13'5" x 6'10")

Velux window to rear. Fitted with oak wall, base and drawer units. One and a half composite sink unit and mixer tap. Five ring hob, oven and extractor heater. Upvc door to side..... with space for dishwasher, fridge freezer and washing machine.

#### First Floor

Vertical radiator.

#### Bedroom One 4.6 x 4 (15'1" x 13'1")

Secondary double glazed window to front. Original fireplace, radiator and wall heater and two fitted wardrobes.

#### Bedroom Two 4.6 x 3.7 (15'1" x 12'1")

Double glazed window to rear, original fireplace and wash hand basin into alcove.

#### Bedroom Three 3.2 x 2 (10'5" x 6'6")

Double glazed window to front, coving to ceiling and radiator.

#### Bathroom

Two windows to rear, walk in waterfall shower and spray. Low level w/c and wash hand basin in vanity unit. Tiled walls, heated towel rail, vertical radiator and cupboard with water tank.

#### Staircase

Doormer style secondary glazed window to front, Storage into eaves.

#### Bedroom Four 6.6 x 4.2 (21'7" x 13'9")

Dormer style window to the front, storage into the eaves.





#### Externally

South west facing garden which is aid to lawn. Patio area and shed with shelving and water supply.

#### Garage 7.7 x 2.85 (25'3" x 9'4")

Fitted with roller door, power and lighting. With storage into roof.

#### Council Tax

Band



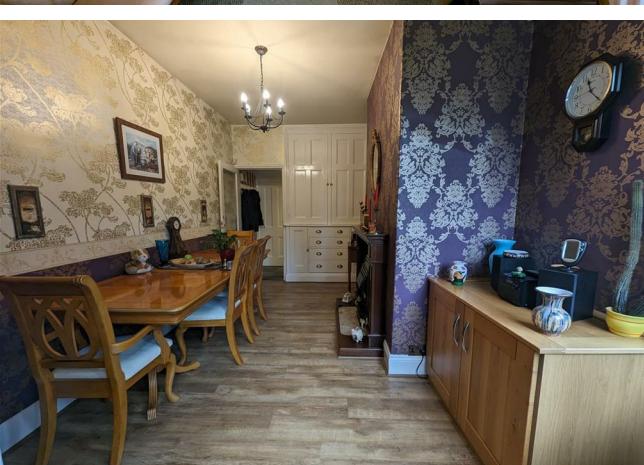


#### Tenure

#### 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



Local Authority

Darlington

Council Tax

Band:

D

Annual Price:

£2,259

Conservation Area

West End

Flood Risk

No Risk

Floor Area

1,872 ft 2 / 174 m 2

Plot size

0.05 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

15 Mbps

Superfast

80 Mbps

Ultrafast

9000 Mbps

Satellite / Fibre TV Availability

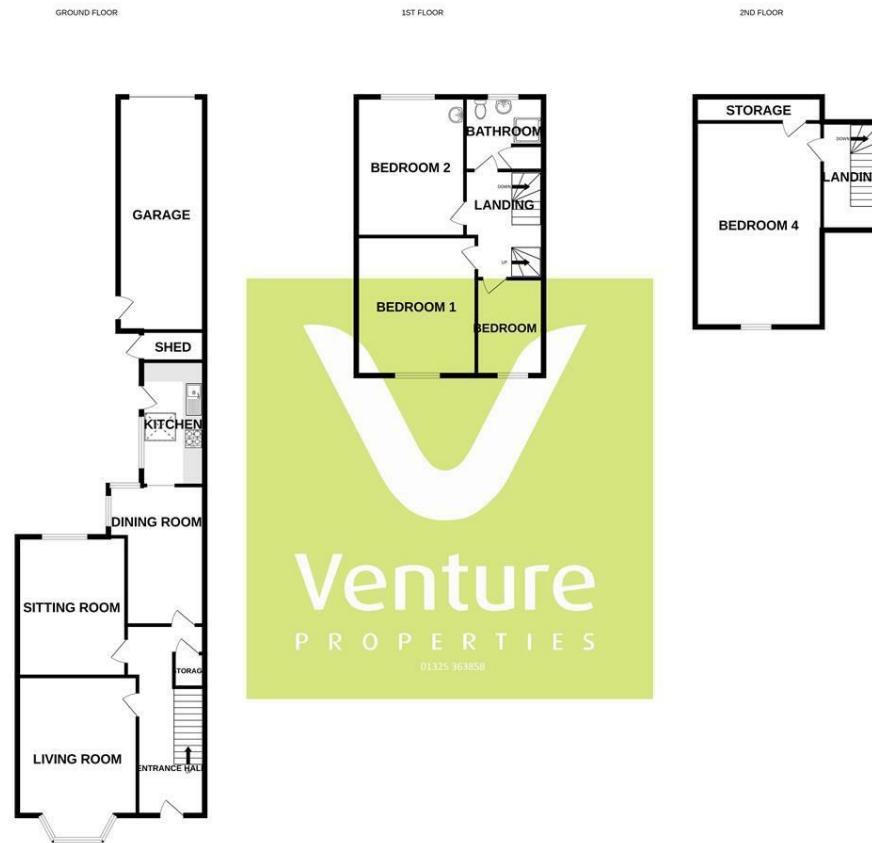
BT

Sky





# 3. Beechwood Avenue | Darlington



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 inaccuracy. The floorplan is for general guidance only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or working order can be given.  
Made with Metropix 2000

**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

45 Duke Street, Darlington, County Durham,  
DL3 7SD

01325 363858  
[www.venturepropertiesuk.com](http://www.venturepropertiesuk.com)