



Whitby Way

Darlington DL3 9UG

Offers Over £80,000



Venture
PROPERTIES



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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- No Onward Chain
- Kitchen and Utility Room

Welcome to this mid terraced house located on Whitby Way in the sought-after Branksome Area near Cockerton Village allowing easy access to local amenities, schools, parks, and transport links, providing convenience for your daily needs. This property boasts two reception rooms, three bedrooms and comes to the market with no onward chain, making this house a smooth transition for potential buyers.

Although some updating is required, this presents a fantastic opportunity for personalization and adding value to the property. Whether you are a first-time buyer looking to create your dream home or an investor seeking a promising project, this house has great potential.

Entrance Hall

Upvc door to front, stairs to first floor and ducted air vent. Cupboard housing heating system.

Lounge

12'10 x 12'08 (3.91m x 3.86m)
With sliding doors to rear and fireplace.

Kitchen

7'09 x 8'00 (2.36m x 2.44m)
Upvc double glazed window to front, fitted with wall, base and drawer units and stainless steel sink unit. There is a storage cupboard and space for a cooker and fridge freezer.

- Three Bedrooms
- EPC Rating D

- Two Reception Rooms
- Council Tax Band A

Dining Room

10'06 x 9'07 (3.20m x 2.92m)
Upvc double glazed window to rear.

Utility

6'04 x 9'07 (1.93m x 2.92m)
Double glazed window and door to side.

Ground Floor Cloakroom

With a low level w.c. and wash hand basin.

First Floor Landing

With storage cupboard.

Bedroom One

12'01 x 10'06 (3.68m x 3.20m)
Upvc double glazed window to rear, fitted wardrobes and radiator.

Bedroom Two

10'03 x 11'05 (3.12m x 3.48m)
Upvc double glaze window to rear and radiator.

Bedroom Three

8'09 x 7'07 (2.67m x 2.31m)
Upvc double glazed window to front and radiator.

Bathroom

Upvc double glazed obscure window to front, fitted with panelled bath, shower, low level w/c and wash hand basin. There is also a radiator.

Externally

To the rear is an enclosed south facing garden with gated access, which is mainly laid to lawn. There is a shed, brick built unit and patio area.

Council Tax

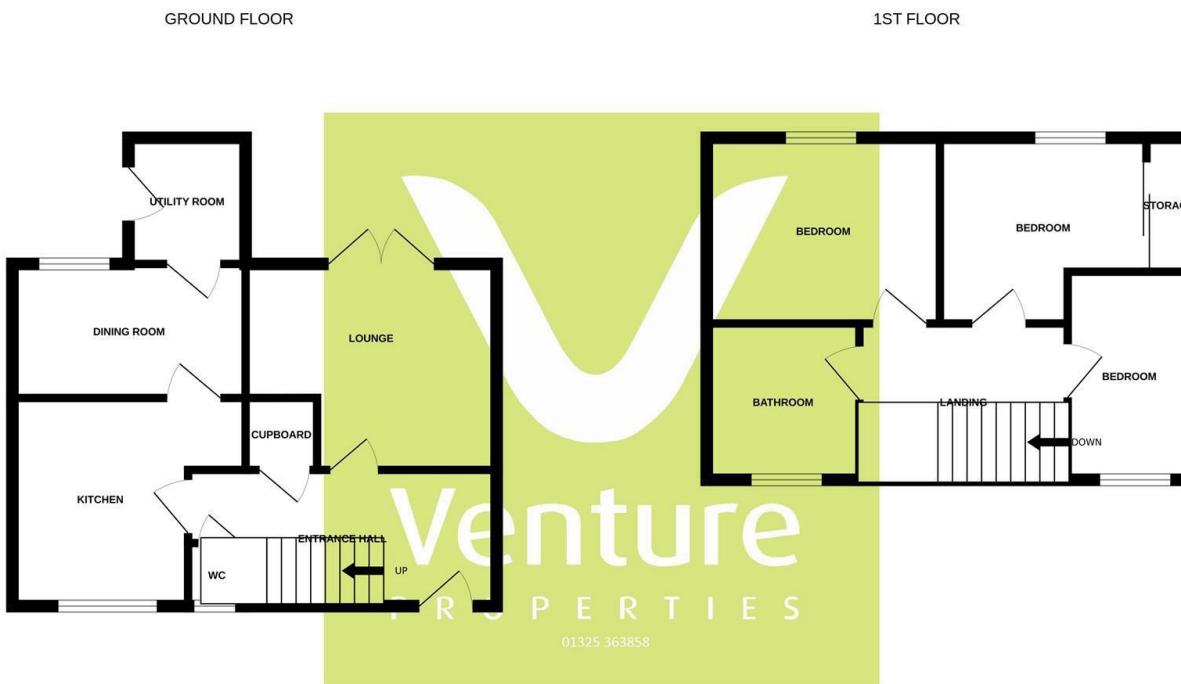
Band

Tenure

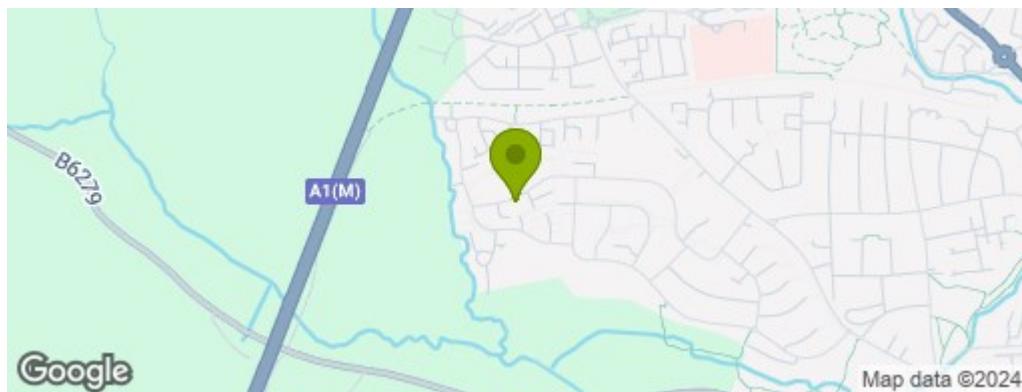
Freehold

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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