



Westpark Drive.

Darlington DL3 0TB

£165,000





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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- Semi Detached
- Conservatory
- Council Tax Band B

- 3 Bedrooms
- Gardens Front & Rear
- EPC Rating C

- Kitchen/Diner
- Garage & Off Street Parking
- No Onward Chain

UNEXPECTEDLY BACK TO MARKET DUE TO A CHAIN BREAK

This immaculately presented updated and improved three bedroom semi detached property comes to the market with no onward chain. The property would be perfect for a variety of purchasers and lies within easy reach of many amenities in both the West Park and Cockerton areas of Darlington to include Marks and Spencers Food Hall, Aldi, a cafe and a family pub. There is also popular schooling. The property benefits from gas central heating, upvc double glazing. Viewing is recommended.

Entrance Porch

With composite door to the front, tiled floor, upvc double glazed window to the side.

Lounge

14'2 x 11'5 (4.32m x 3.48m)

Upvc double glazed window to the front, laminate flooring, feature fireplace with marble back and hearth and inset gas fire, laminate flooring.

Kitchen/Diner

12'5 x 14'2 (3.78m x 4.32m)

With double doors leading into conservatory, fitted with a modern range of wall, base and drawer units, contrasting work surfaces, part tiled walls, space for cooker, space for dishwasher, space for fridge/freezer, stainless steel sink unit with mixer tap, ceiling spotlights, under stairs storage cupboard, tiled flooring and window to the rear.

Conservatory

With double doors to the rear, laminate flooring and radiator.

First Floor

Landing. With upvc double glazed window to the side. Access to boarded out loft.

Bedroom 1

11'8 x 8'3 (3.56m x 2.51m)

Upvc double glazed window to the front, fitted with a range of wardrobes with sliding mirrored doors, radiator.

Bedroom 2

8'7 x 7'6 (2.62m x 2.29m)

Upvc double glazed window to the rear, radiator and fitted wardrobes with sliding doors.

Bedroom 3

8'8 x 5'8 (2.64m x 1.73m)

Upvc double glazed window to the front and radiator.

Bathroom

Fitted with a white suite comprising panelled bath with new shower over and shower screen, low level wc, wash hand basin, part tiled walls and tiled flooring.

Externally

There is an open plan lawned garden to the front,

driveway for off street parking leading to garage which has up and over door, power and light and access from the rear garden. The rear garden is laid to lawn with patio area and decking.

Council Tax

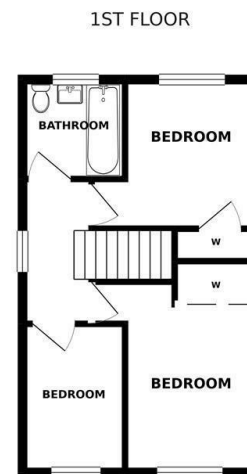
Band B

Tenure

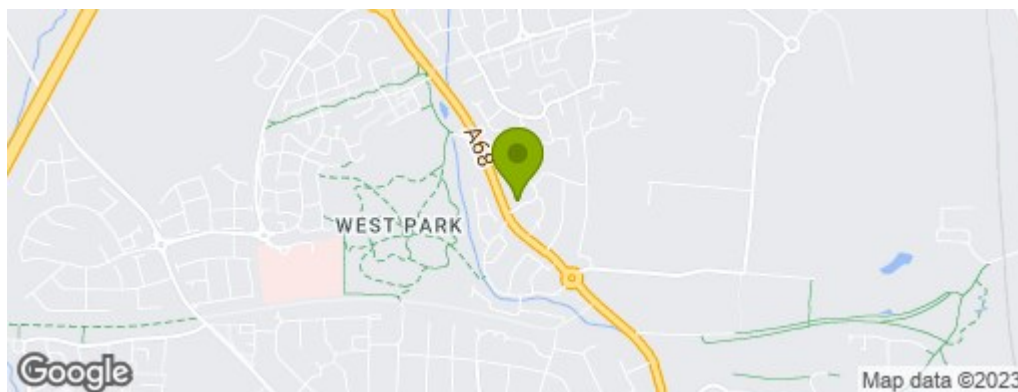
This property is freehold

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



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 floorplan 00019



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