



Deneside Road

Darlington DL3 9JA

£170,000





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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Deneside Road

Darlington DL3 9JA



- Semi Detached
- Cockerton Location
- Rear Courtyard

- Three Bedrooms
- Council Tax Band B

- Front Garden
- EPC Rating D

A well presented three bedroom semi detached house located in the popular Cockerton area of Darlington close to local shops, schools and within easy reach of the town centre.

The property has upvc double glazing, gas central heating, lounge, open plan kitchen / diner, 3 bedrooms to the first floor and a family bathroom with separate w/c. There is a garden to the front with a courtyard to the rear with uninterrupted views of the park to the front.

Viewing is recommended.

Entrance Hall

Upvc door to the front, radiator and staircase to the first floor.

Lounge

12'8 x 11'2 (3.86m x 3.40m)

Upvc double glazed bay window to the front, radiator, original fireplace with open fire.

Kitchen/Diner

19'9 x 11 (6.02m x 3.35m)

Upvc double glazed window to the rear, fitted with a range of wall, base and drawer units, contrasting work surfaces, electric hob, oven, stainless steel extractor, sink unit, space for washer, integrated fridge, integrated freezer, integrated dishwasher, multi-fuel log burner and french doors to the rear.

First Floor

Landing. With upvc double glazed window to the side.

Bedroom 1

12'8 x 11'2 (3.86m x 3.40m)

Upvc double glazed bay window to the front and radiator.

Bedroom 2

11 x 10 (3.35m x 3.05m)

Upvc double glazed window to the rear, built in wardrobes and radiator.

Bedroom 3

10 x 6'8 (3.05m x 2.03m)

Upvc double glazed window to the front and radiator.

Bathroom

Upvc double glazed window to the rear, fitted with a suite comprising bath with shower over and shower screen, wash hand basin, radiator, fully tiled walls and vinyl flooring.

Separate WC

Upvc double glazed window to the rear, low level wc, fully tiled walls and vinyl flooring.

Externally

There is a walled garden to the front and side access to the rear courtyard.

Council Tax

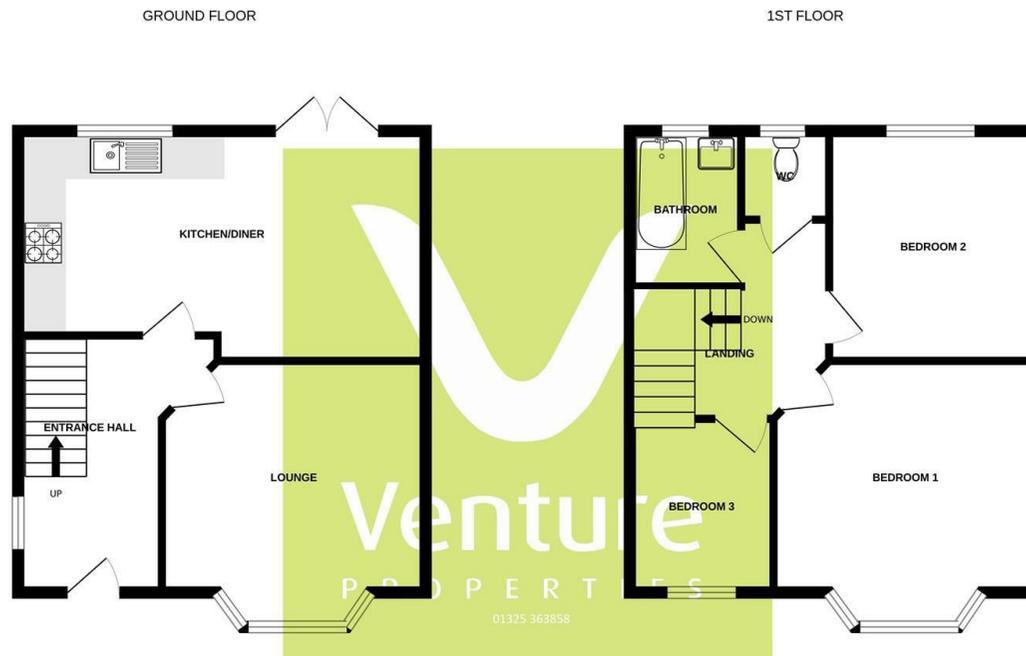
Band B

Tenure

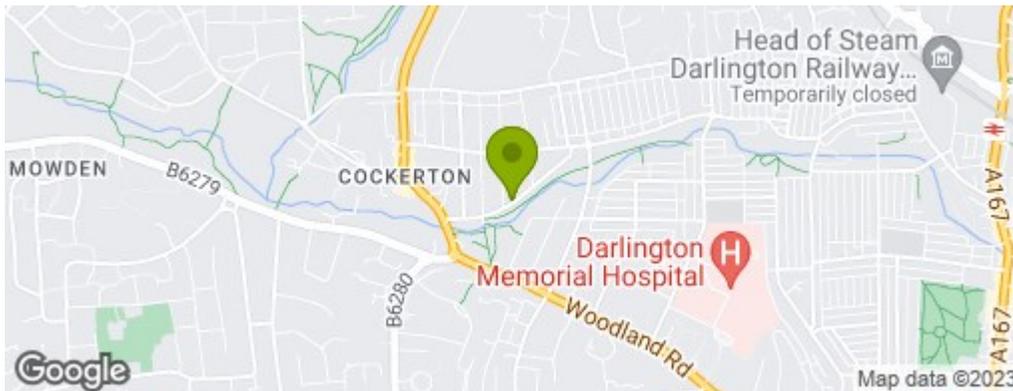
This property is freehold

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 Metrofax ©2023



Property Information

01325 363858

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