

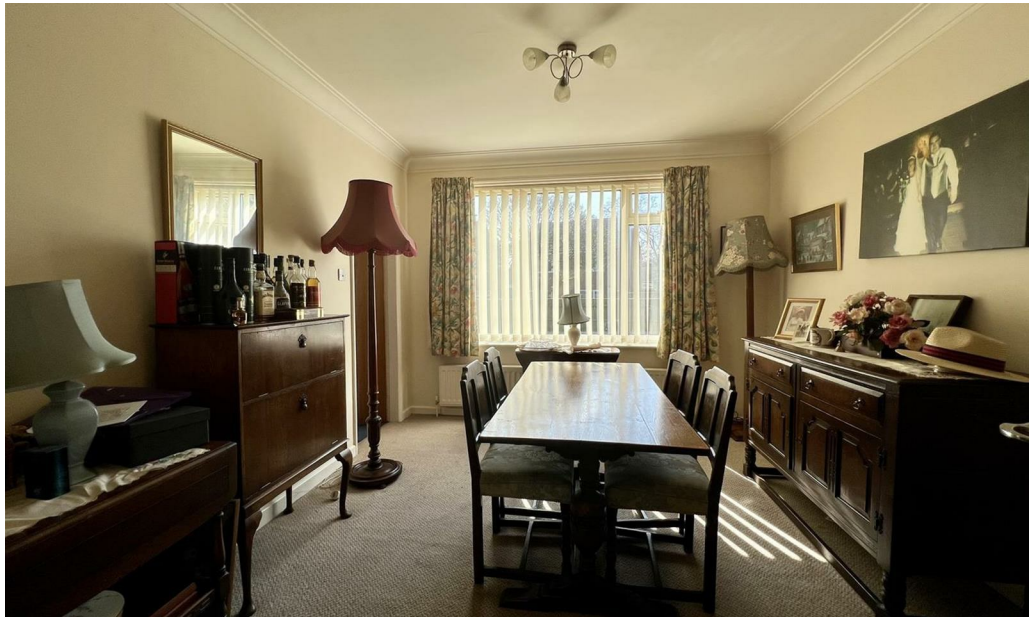


Treelands

Darlington DL3 8SB

£299,950





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.

Treelands

Darlington DL3 8SB



- Four Bedroom
- Gas Central Heated
- Fantastic West End Location

- Link Detached
- Double Glazed
- Close To Excellent Schools

- Two Reception Rooms
- Off Street Parking & Garage
- EPC Grade TBC

We are delighted to be able to offer to the market this deceptively spacious four bedroom link detached property situated in the ever popular and pleasing West End location close to excellent schooling facilities.

The home comes to the market with double glazing and gas central heating and in our opinion the size of the accommodation would suit the needs of the ever-growing family.

In brief the accommodation comprises of:

Reception hallway, lounge, dining room, kitchen breakfast room, downstairs cloakroom, first floor, landing, four bedrooms, family bathroom/WC, gardens front and rear, off street parking, and garage

Reception Hallway

With double glazed front door, staircase to the first floor, and access into cloakroom.

Downstairs Cloakroom/W.c.

With low-level WC and wash hand basin.

Lounge

16'0" x 15'5" (4.9 x 4.7)

Situated to the rear of the property being an excellent sized room with feature fireplace incorporating gas fire, gas central heating radiator, double glazed French doors leading out to the pleasing rear garden.

Dining Room

10'9" x 11'9" (3.3 x 3.6)

Situated to the rear of the property with double glazed window

to rear elevation, central heating radiator and door leading into the kitchen.

Kitchen Breakfast Room

10'11" x 16'4" (3.34 x 5.0)

Situated to the front of the property with a comprehensive range of wall floor and drawer unit with contrasting worksurfaces, integrated electric oven and hob, integrated washing machine, double glazed window to front and side elevation.

First Floor

Landing with double glazed window to front elevation and airing cupboard.

Bedroom 1

12'9" x 16'4" (3.9 x 5.0)

Situated to the front of the property being an excellent double sized room with fitted robes, and double glazed window to rear elevation.

Bedroom 2

10'11" x 13'5" (3.35 x 4.1)

Situated to the rear again been another good double size room with double glaze window to rear elevation and central heating radiator.

Bedroom 3

12'1" x 8'10" (3.7 x 2.7)

Situated to the front with double glazed window, and central heating radiator.

Bedroom 4

8'10" x 9'2" (2.7 x 2.8)

Situated to the side with double glazed window and gas central heating radiator.

Family Bathroom/W.c.

With a three-piece suite comprising panel bath, pedestal wash hand basin, low-level WC, and double glazed window.

Outside

The property stands on a prime plot in a quiet cul-de-sac location close to local amenities and excellent school facilities, the home to the front has off street parking leading to a garage, the garage is 3.0 x 8.4 m with electric and power connections and electric garage door to front elevation, there is a rear door on the garage giving access into the garden. To the rear of the property there is an excellent garden which has been well maintained by the current owner which is mainly laid to lawn with borders, shrubbery and patio area.

Council Tax

Band E

Note

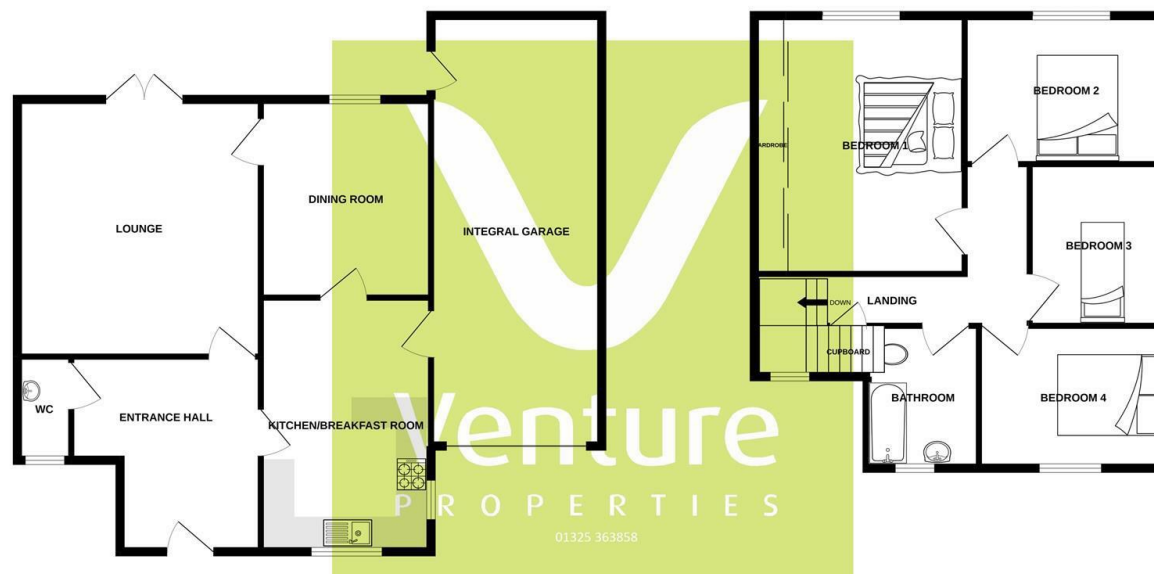
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification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

Tenure

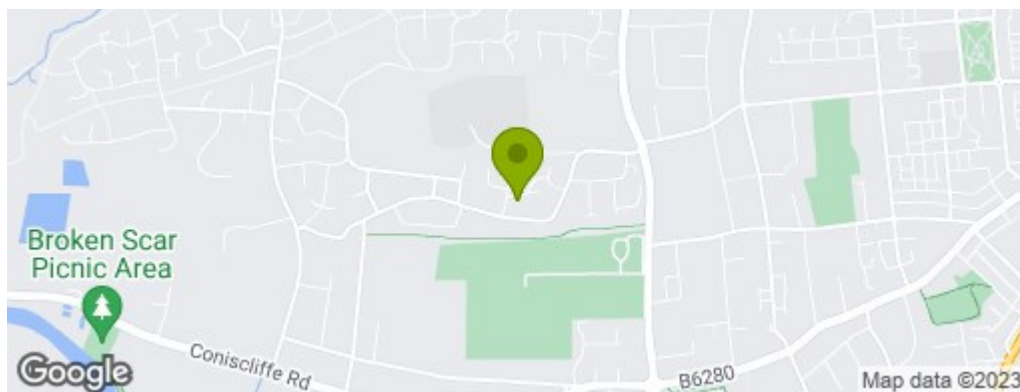
This property is freehold

GROUND FLOOR

1ST FLOOR



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 Metropix ©2022.



Property Information

01325 363858

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