



South Terrace

Darlington DL1 5JA

Offers Over £240,000





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South Terrace

Darlington DL1 5JA



- 3 Bed Period Town House
- No Onward Chain

- Self Contained Attic Room
- Council Tax Band C

- Kitchen/Breakfast Room
- EPC Rating D

*****Reduced by £35,000*****

Located over three floors we offer to the market with no onward chain this period town house in the South Park/Town Centre of Darlington overlooking the cricket field. Rarely do these properties come to the market and in our opinion would make the perfect family home giving the short proximity to the railway station, Feethams Leisure complex and other amenities.

Entrance Porch

With tiled flooring.

Entrance Hallway

With stripped flooring, staircase to the first floor and radiator.

Lounge

15'5 x 12'7 (4.70m x 3.84m)

With hardwood bay window to the front, feature fireplace with gas fire and slate hearth, stripped flooring, radiator, sliding doors into dining room.

Dining Room

14'9 x 10'8 (4.50m x 3.25m)

With wooden sash window to the rear, recess into chimney breast, stripped flooring, radiator.

Kitchen/Diner/Breakfast Room

25'6 x 9'3 (7.77m x 2.82m)

With two hardwood sash windows to the side, fitted with a range of oak, wall, base and drawer units, contrasting work surfaces, Belfast sink, recess into chimney breast, under stairs storage cupboard, space for dishwasher, space for fridge/freezer.

Utility Room

With door to the side, space for washing machine, window to the rear.

First Floor

Landing.

Bedroom 1

17' x 15'5 (5.18m x 4.70m)

With hardwood bay window to the front, feature fireplace with open fire, stripped flooring and radiator.

Bedroom 2

14'7 x 10'7 (4.45m x 3.23m)

With hardwood window to the rear, original fireplace, storage cupboard into alcove, stripped flooring and radiator.

Bedroom 3

11'8 x 9'5 (3.56m x 2.87m)

With hardwood window to the rear, radiator, stripped flooring.

Attic Room

23'7 x 16'11 (7.19m x 5.16m)

Accessed via fixed staircase. With stripped flooring, dormer window to the front and velux window to the rear. Kitchen area: with hob and oven, sink unit with mixer tap, base units, shower cubicle, low level wc, wash hand basin. Could be used as a self contained unit.

Bathroom

4'5" (1.351)

Fitted with a suite comprising free standing bath, wash hand basin, low level wc, stripped flooring and two hardwood windows.

Externally

There is a small lawned garden to the front with plants and shrubs. To the rear is courtyard.

View over Cricket Field

Council Tax

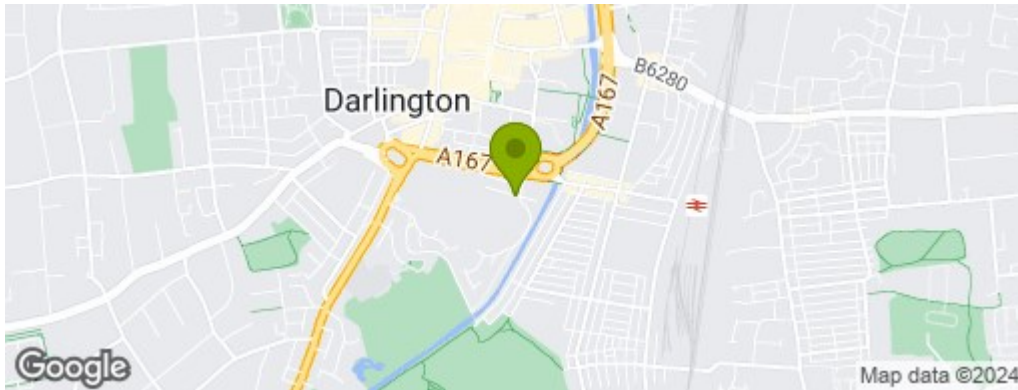
Band C

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 floor, window, doors 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 quantity or efficiency can be given.
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