



VENTURE  
PLATINUM



Regal Drive | Darlington  
Offers In The Region Of £150,000





This three bedroom semi detached property is offered to the market with no onward chain and is located in the Springfield area of Darlington with easy access to major road links in and around town. The property is situated within a quiet residential cul-de-sac on The Kingsway development off Thompson Street East and local amenities including Retail Parks on North Road, GP Surgery and bus routes are to hand.

The property benefits from gas central heating, upvc double glazing, a conservatory, garage and off street parking. In our opinion the property would be suitable for a variety of purchasers and viewing is highly recommended.

#### Entrance Porch

Upvc door and windows to front and side.

#### Hallway

With staircase to the first floor.

#### Lounge 3.84m x 4.04m (12'07 x 13'03)

Two upvc double glazed windows to front and radiator, double doors from hall and into kitchen/dining room.

#### Kitchen/Diner 4.75m x 3.15m (15'07 x 10'04)

Upvc window to rear, fitted with white wall, base and floor units, a one and a half stainless steel sink unit with mixer tap. There is an integrated fridge freezer, Double storage cupboard, space for washing machine and tumble dryer and double doors to conservatory.

#### Conservatory 2.90m x 2.79m (9'06 x 9'02)

Upvc double doors to rear and laminate flooring.

#### Landing

Upvc double glazed window to side.

#### Bedroom One 4.06m x 2.67m (13'04 x 8'09)

Upvc double glazed window to front, with fitted wardrobes and radiator.

#### Bedroom Two 2.39m x 2.79m (7'10 x 9'02)

Upvc double glazed window to rear and radiator.

#### Bedroom Three 1.63m x 3.33m (5'04 x 10'11)

Upvc double glazed window to front, storage cupboard and radiator.

#### Bathroom

Upvc double glazed window to rear. Fitted with Panelled bath and shower over with screen, Low level w/c and wash hand basin. Vinyl flooring.

#### Externally/Garden

To the front there is a double paved driveway, gated access to the rear garden.

Laid to lawn, there are two sheds, raised beds and access to running water.

#### Garage

The garage is set up as a workshop, and has ample storage with power and light. There is also a w/c.





Council Tax  
Band B

Tenure

Note

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do





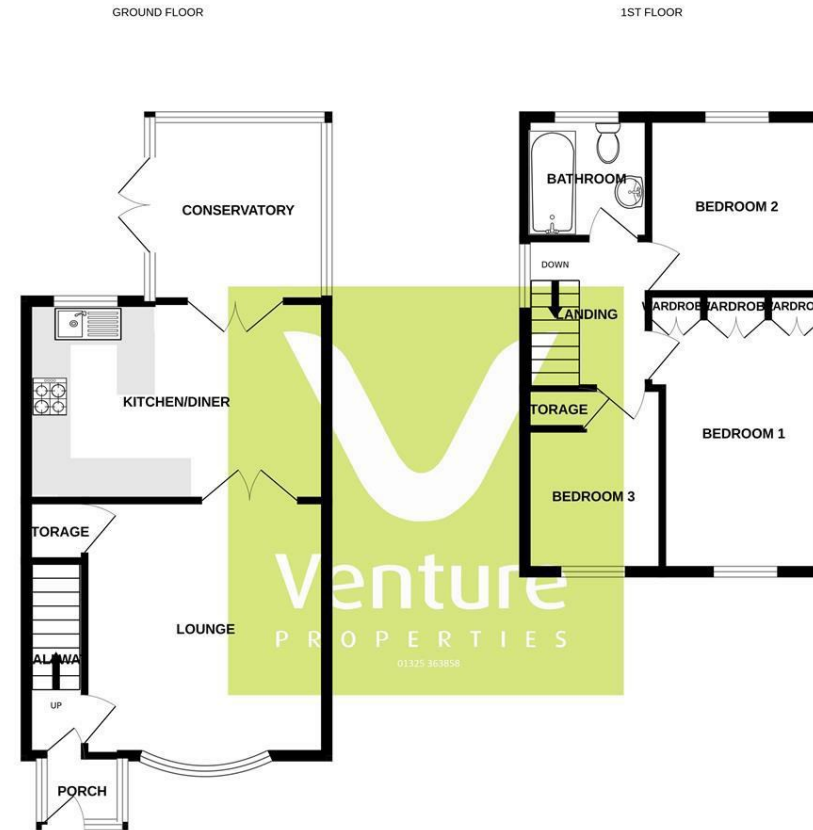


not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements 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





# 8 Regal Drive | Darlington



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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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