



## Atholl Close

Darlington DL1 3PG

Offers Over £100,000







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.





# Atholl Close

Darlington DL1 3PG



- Two Bedrooms
- Gardens Front & Rear
- No Onward Chain

- Mid Link Terrace Property
- Single Garage
- EPC Rating D

- Modern Kitchen
- Whinfield / Springfield Location
- Council Tax Band

A well presented two bedroomed mid link property comes to the market with no onward chain and is situated in the popular Whinfield area of Darlington, close to schools, supermarkets, doctors surgery and ideal for commuting out of town. The property briefly comprises: Entrance Porch, Lounge, Kitchen/Diner, Two Bedrooms and a Family Bathroom. Externally there are gardens to the front and a garage in a block.

Viewing Highly Recommended.

## Entrance Porch

## Lounge

11'11" x 19'4" (3.63m x 5.89m)

With upvc double glazed window to front, two radiators and staircase to first floor.

## Kitchen / Diner

8'1" x 11'10" (2.46m x 3.61m)

With a range of wall, base and drawer units and contrasting work surfaces, stainless steel sink unit, cooker, four ring gas hob, space for washing machine, space for fridge freezer, vinyl flooring and radiator. Upvc door leading to garden.

## First Floor

Landing

## Bedroom One

10'10" x 11'11" (3.30m x 3.63m)

With upvc double glazed window to front and radiator

## Bedroom Two

8'2" x 11'11" (2.49m x 3.63m)

With upvc double glazed window to rear and radiator.

## Bathroom

With a suite comprising panelled bath with shower over and screen, low level w.c, wash hand basin, part tiled walls and radiator.

## Externally

There is an open plan garden to the front and an enclosed garden to the rear which is laid to lawn with patio walkway and gated access to the rear. There is a single garage within a block.

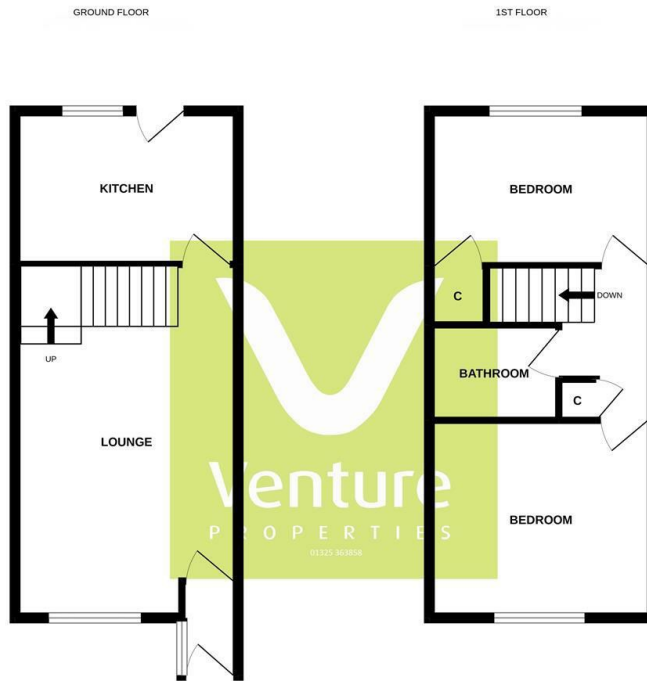
## Council Tax

Band

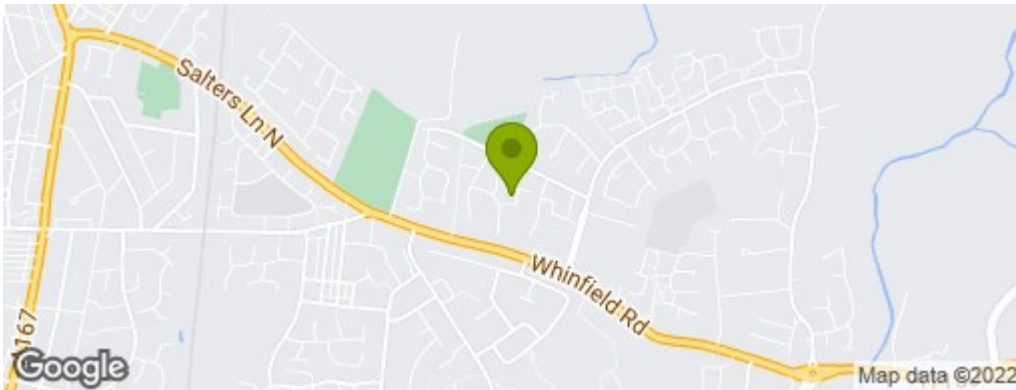
## Note

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



TOTAL FLOOR AREA: 676 sq ft (62.8 sq m) approx.  
 Whilst every attempt has been made to ensure the accuracy of the figures 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, specifications and appliances shown here are described and no guarantee is made with reference to them.



## Property Information

**01325 363858**

45 Duke Street, Darlington, County Durham, DL3 7SD  
[sales@venturepropertiesuk.com](mailto:sales@venturepropertiesuk.com)