



Kingsway

Darlington DL1 3ER

Asking Price £169,950





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- Three Bedrooms
- Viewing Advised

- Springfield Area
- Council Tax Band A

- Well Presented
- EPC Rating TBC

This immaculately presented three bedroom end terrace property comes to the market with no onward chain and is located in the Harrowgate Hill/Springfield area of Darlington within easy reach of popular schools, bus routes and access out of Darlington to major road links including the A66 and A1 north and south.

The property has been recently updated and improved by the current owners which comprises of a newly fitted kitchen and bathroom. The property offers excellent versatile family living accommodation with a large living area and superb open plan kitchen/diner.

The property has recently had a new boiler installed along with all pipe work.

Viewing comes highly recommended.

Porch

Upvc double glazed door to front.

Lounge

14' 7 x 14' 4 (4.27m 2.13m x 4.27m 1.22m)

Upvc double glazed window to front, staircase to first floor landing and radiator.

Kitchen/Diner

14' 7 x 9' 7 (4.27m 2.13m x 2.74m 2.13m)

Two upvc double glazed windows to rear, fitted with wall, base and drawer units. Four ring hob with oven/extractor fan and stainless steel sink. There is space for fridge freezer and washing machine. Under stairs storage and radiator.

First Floor Landing

Upvc double glazed window to side and access to loft.

Bedroom One

13' 11 x 8' 4 (3.96m 3.35m x 2.44m 1.22m)

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

Bedroom Two

9' 2 x 8' 2 (2.74m 0.61m x 2.44m 0.61m)

Upvc double glazed window to rear and radiator.

Bedroom Three

11' 3 x 6' 1 (3.35m 0.91m x 1.83m 0.30m)

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

Bathroom

Upvc double glazed window to rear. There is a P shaped bath with shower over and screen. W/c, wash hand basin and towel radiator.

Externally

To the rear - Mainly laid to lawn with patio area.
To the front - Decorative pebbled area.

Council Tax

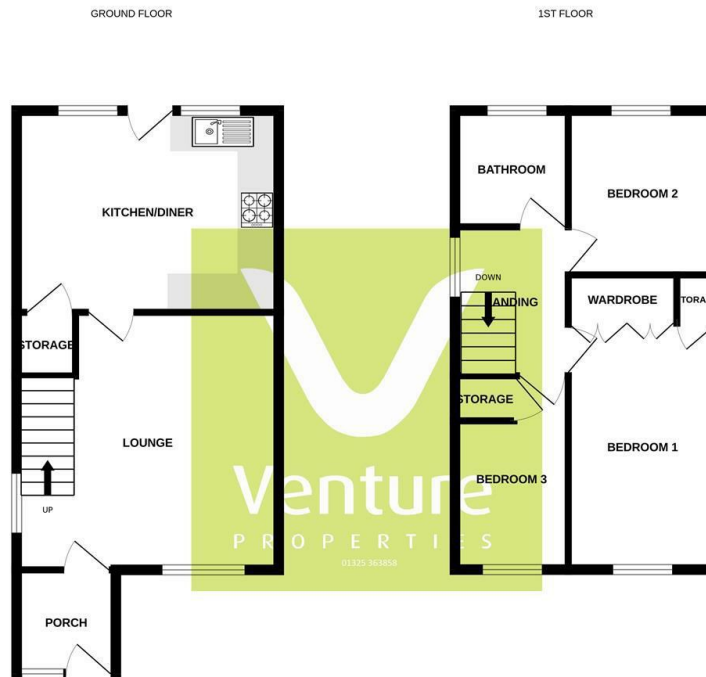
Band

Tenure

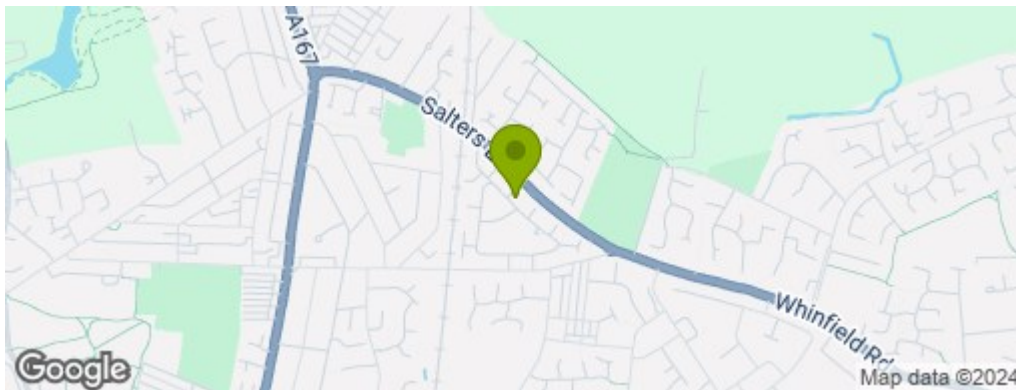
Freehold

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 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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