



VENTURE
PLATINUM

Darrowby Drive | Darlington
Offers Over £169,995



A beautifully presented three bedroom, semi detached family home located in the Oakfield Lodge development of Darlington. The property is also close to local amenities and schools. The property in brief, entrance hallway, WC, living room, kitchen/diner, west facing rear garden, three bedrooms and bathroom. The property also has a front garden with driveway allowing for off street parking.

Council Tax Band C.

Entrance Hall

Part glazed front door, downstairs w/c and stairs leading to the first floor.

Downstairs w/c

Laminate flooring, low level w/c, wash hand basin with vanity unit and tiled splash back and double glazed window.

Living Room 4.30 x 3.73 (14'1" x 12'2")

Laminate flooring, double glazed window and radiator, leading to.

Kitchen/Diner 4.75 x 3.04 (15'7" x 9'11")

Laminate flooring, kitchen suite comprising floor, wall and drawer units, contrasting work surfaces, stainless steel sink and mixer tap, part tiled walls, double glazed window, radiator and double glazed sliding patio doors leading to the rear garden.

First Floor

Landing, leading to.

Bedroom One 4.12 x 2.60 (13'6" x 8'6")

Double bedroom situated to the front of the property with double glazed windows, radiator and built in wardrobe.

Bedroom Two 2.82 x 2.73 (9'3" x 8'11")

Double bedroom situated to the rear of the property with double glazed window and radiator.

Bedroom Three 2.73 x 1.83 (8'11" x 6'0")

Situated to the rear of the property with double glazed window and radiator.

Bathroom 1.91 x 1.90 (6'3" x 6'2")

Tiled flooring and walls, bathroom suite comprising low level w/c, wash hand basin, panelled bath with overhead shower, double glazed window and radiator.

Externally

Garden to the front of the property with driveway, and enclosed garden to the rear with patio area and lawn.

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





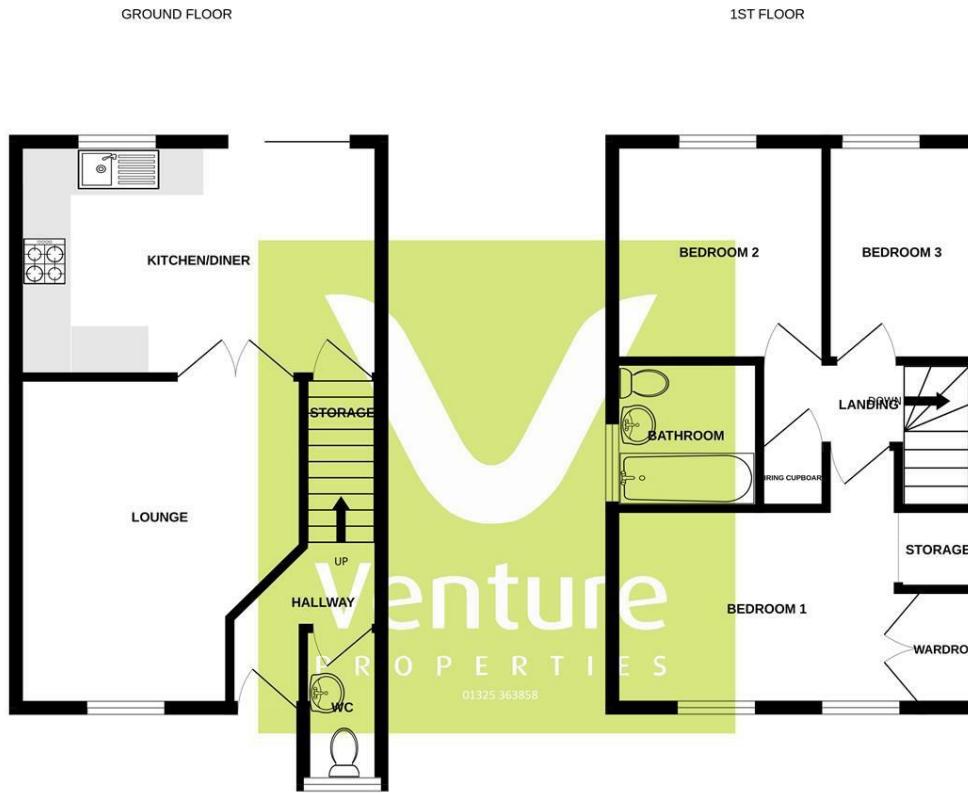
and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, 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







73 Darrowby 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 current or effective operation 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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