



**Edinburgh Drive**

Darlington DL3 8AT

Offers In The Region Of £325,000





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.

# Edinburgh Drive

Darlington DL3 8AT



- No Onward Chain
- Close To Hummersknott

- Three Spacious Bedrooms
- Council Tax Band E

- Two Reception Rooms
- EPC Rating TBC

We offer this spacious three bedroom detached property to the market with No Onward Chain, the property is located in the Hummersknott area of Darlington close to the amenities in the sought after West End. The property was previously a four bedroom and could easily be reverted back.

In brief the property comprises Entrance Porch, Hallway, Lounge, Dining Room, Fitted Kitchen, Utility. To the First Floor are Three Bedrooms and a Shower Room. Externally there are Gardens and a Garage with Off Street Parking.

In our opinion the property would suit a variety of purchasers and viewing is highly recommended.

## Entrance Porch

Upvc door to front leading into the hallway

## Hallway

With staircase to the first floor and radiator.

## Lounge

25'08 x 14'11 (7.82m x 4.55m)

A spacious lounge with Upvc double glazed windows to the front and rear, gas fire and two radiators.

## Dining Room

15'05 x 10'04 (4.70m x 3.15m)

Upvc double glazed window to front and hatch feature to kitchen with radiator.

## Kitchen/Diner

10'06 x 15'04 (3.20m x 4.67m)

Upvc double glazed window to rear, fitted with light oak wall,

base and drawer units, stainless steel sink and mixer tap. There is a pantry and shelving and space for fridge appliances.

## Inner Lobby

### Utility

Window to rear, wash hand basin and space for washing machine and tumble dryer.

Access to Garage.

## Downstairs Cloaks

Fitted with low level w/c and wash hand basin, part tiled walls and radiator.

## First Floor Landing

Window to front and two double storage cupboards.

## Bedroom One

21'05 x 15'00 (6.53m x 4.57m)

Upvc double glazed window to the front, fitted wardrobes and two radiators.

## Bedroom Two

15'05 x 10'04 (4.70m x 3.15m)

Upvc double glazed window to the front and radiator.

## Bedroom Three

13'02 x 10'07 (4.01m x 3.23m)

Upvc double glazed window to the rear and storage cupboard, radiator.

## Bathroom

With a walk in shower, low level w.c. and wash hand basin.

## Externally

The front garden is open plan with a driveway leading to the integral garage.

To the rear is mainly laid to lawn.

## Council Tax

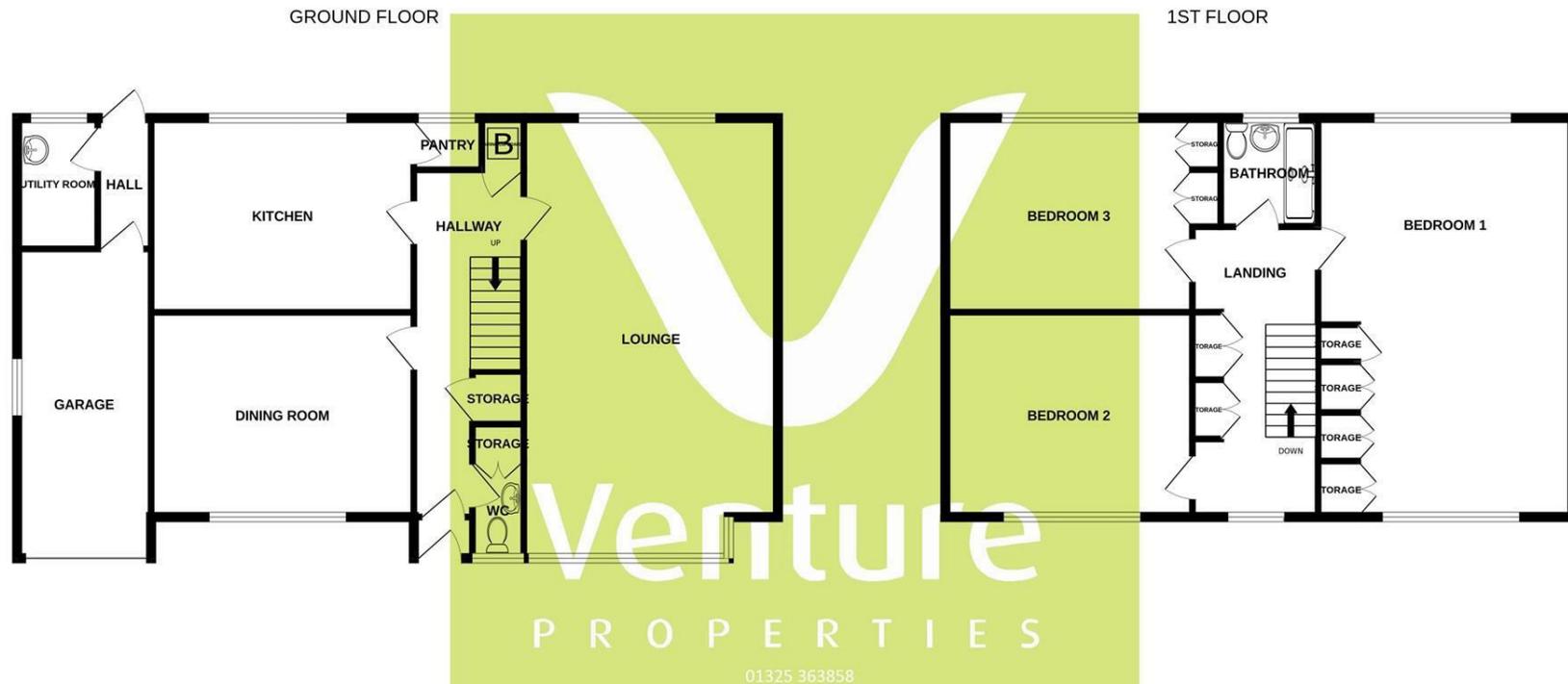
Band E

## 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



Venture  
P R O P E R T I E S

01325 363858

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.  
Made with Metropix ©2024



Property Information