



**Dewberry Lane**

Darlington DL1 3BP

**£225,000**

**V**  
Venture  
PROPERTIES



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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

# Dewberry Lane

Darlington DL1 3BP



x 3



x 2



x 1

- Three Bedroom Semi-Detached Property
- Immaculately Presented
- Council Tax Band C

- Harrogate Hill New Development
- Spacious Rear Garden
- Epc Rating B

- Garage and Off Street Parking
- Close to Travel & Transport Links

In the desirable Beaumont Hill new development, Dewberry Lane is a stunning semi-detached house that offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The house features a welcoming reception room, perfect for relaxing or entertaining guests, along with a well equipped and modern kitchen.

The property boasts a spacious rear garden, an excellent spot for outdoor activities, gardening, or simply enjoying the fresh air. Additionally, off-street parking is available for approximately two vehicles, complemented by a garage for added convenience.

Situated in a prime location, this property offers easy access to local schools and travel links, making it an excellent choice for families and commuters alike. The combination of modern living in a friendly neighbourhood makes this property a must-see. Whether you are looking to settle down or invest, this semi-detached house on Dewberry Lane is a wonderful opportunity not to be missed.

#### Entrance Vestibule

Composite door to front.

#### Lounge

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

#### Kitchen/Diner

Two Upvc double glazed windows and French doors to rear, wall, base and drawer units with contrasting worktops. Integrated dishwasher, washing machine and fridge freezer. Four ring gas hob with extractor over and oven. Composite sink with mixer tap, storage cupboard, radiator and space for a table and chairs.

#### Ground Floor Cloaks

W.c, wash hand basin and heated towel rail. Part tiled walls.

#### First Floor Landing

With two storage cupboards, access to loft and radiator.

#### Bedroom One

Two Upvc double glazed windows to front and radiator.

#### En-Suite

Shower cubicle, w.c, wash hand basin and heated towel rail.

#### Bedroom Two

Upvc double glazed window to rear and radiator.

#### Bedroom Three

Upvc double glazed window to rear and radiator.

#### Bathroom

Upvc double glazed obscure window to side, panelled bath, w.c, wash hand basin and part tiled walls.

#### Externally

To the front is a generous driveway to provide off street parking and access to garage. There is also gated side access to the rear garden.

To the rear is an enclosed garden which has both artificial lawn and paved patio areas.

#### Tenure

Freehold

#### Property Details

Local Authority: Darlington  
Council Tax Not Found  
Conservation Area No

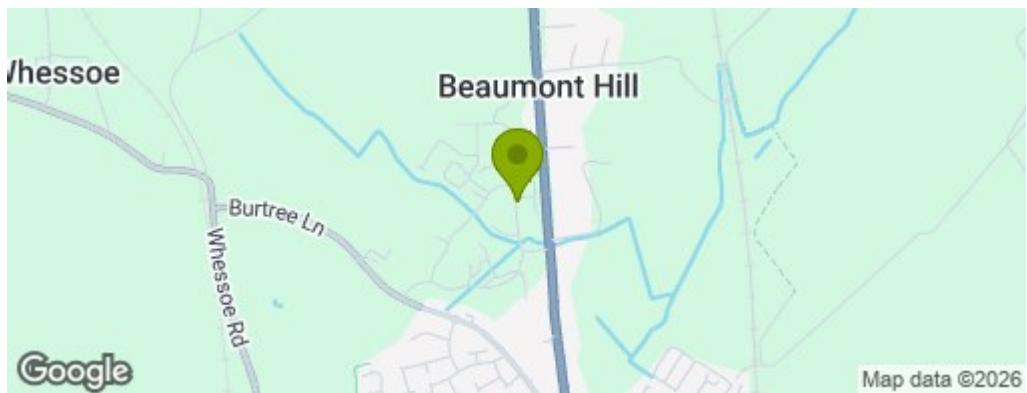
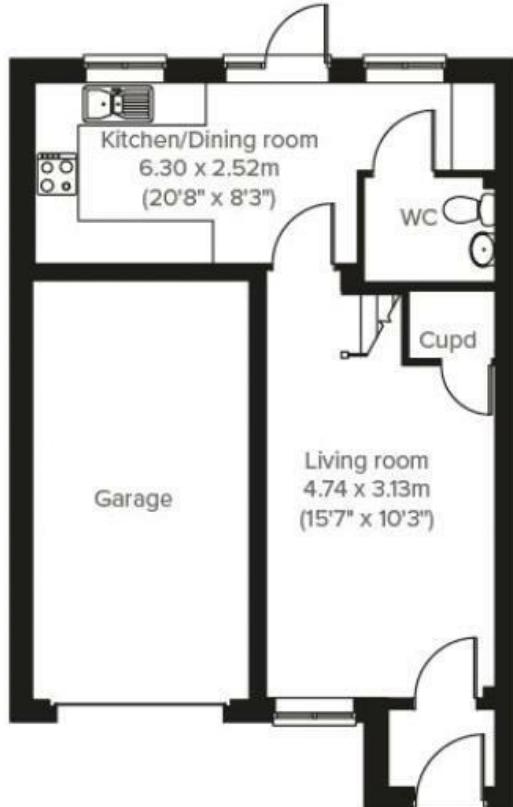
Flood Risk Very low  
Floor Area 968 ft 2 / 90 m 2  
Plot size 0.05 acres  
Mobile coverage

EE  
Vodafone  
Three  
O2  
Broadband

Basic  
24 Mbps  
Ultrafast  
900 Mbps  
Satellite / Fibre TV Availability  
Fibrenewest  
BT  
Sky

#### 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



## Property Information

**01325 363858**

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