



Emley Moor Road

Darlington DL1 4QQ

£125,000





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.



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.



Emley Moor Road

Darlington DL1 4QQ



- Three Bedroom Semi Detached House
- Pleasant View To The Front In The Form Of An Enclosed Park
- EPC Grade C

- Spacious Living Ideal For A Family
- Close To Local Amenities
- Council Tax Band A

- Double Glazed And Gas Central Heated
- Must Be Seen

Nestled on Emley Moor Road in the charming town of Darlington, this stunning three-bedroom semi-detached house offers a delightful blend of comfort and style. The property boasts spacious accommodation throughout, making it an ideal family home.

As you enter, you are welcomed into a well-proportioned reception room that provides a perfect space for relaxation and entertaining. The three bedrooms are generously sized, ensuring ample room for family members or guests. The bathroom is conveniently located, catering to the needs of the household.

One of the standout features of this home is the newly fitted boiler, which promises efficient heating and peace of mind for years to come. The property enjoys a pleasant outlook over a green area at the front, enhancing the overall appeal and providing a tranquil setting.

Outside, the good-sized gardens at both the front and rear offer a wonderful opportunity for outdoor enjoyment, whether it be for gardening, play, or simply soaking up the sun.

This semi-detached house is not just a property; it is a place where memories can be made. With its attractive features and prime location, it is sure to attract interest from those seeking a lovely home in Darlington. Do not miss the chance to view this exceptional property.

The home comes with blinds included.

Entrance Hallway

With stairs to the first floor.

Lounge

13'10 x 12'10 (4.22m x 3.91m)

Situated to the front with double glazed bow window and radiator.

Dining Kitchen

20'8 x 8'4 (6.30m x 2.54m)

Situated to the rear with a modern range of wall and floor units with contrasting

work surfaces, wall mounted boiler, double glazed window and french doors leading out to the pleasing garden. The kitchen area has a useful pantry store and side door access.

First Floor

Landing area with loft access of which has been insulated and window to side elevation.

Bedroom One

11'9 x 10'10 (3.58m x 3.30m)

Situated to the front with double glazed window and radiator.

Bedroom Two

11'9 x 10'4 (3.58m x 3.15m)

Situated to the rear with fitted robe, double glazed window and radiator.

Bedroom Three

8'8 x 5'11 (2.64m x 1.80m)

Situated to the front with useful store cupboard, double glazed window and radiator.

Bathroom

With a panelled bath with overhead shower and wash hand basin.

Separate W,C

With a low level W.C.

Externally

The home stands on a large plot with easy maintained garden in the form of block paved area to the front with scope for off street parking subject to planning. To the rear the home has a large garden which is well established with two useful outhouses. Side access to the front can be located via a gate.

View To Front

Tenure

Freehold

Property Details

Local Authority: Darlington
Council Tax Band: A
Annual Price: £1,581
Conservation Area No
Flood Risk Very low
Floor Area 904 ft 2 / 84 m 2
Plot size 0.05 acres
Mobile coverage

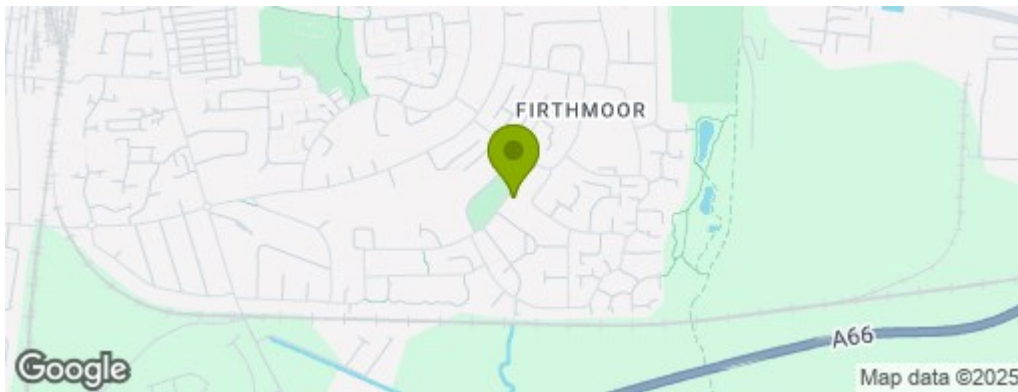
EE
Vodafone
Three
O2
Broadband

Basic
2 Mbps
Ultrafast
1000 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

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