



**Jedburgh Drive**

Darlington DL3 9UW

**£120,000**







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 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.





# Jedburgh Drive

Darlington DL3 9UW



- Three Bedroom Terraced Property
- Garden to Rear
- Epc Rating C

- Popular West Park Location
- Well Presented
- Council Tax Band A

- Close to Shops and Parks
- Ideal Family Home
- No Chain

In the sought after area of West Park, Darlington, this delightful terraced house on Jedburgh Drive presents an excellent opportunity for families seeking a comfortable and convenient home. With three well-proportioned bedrooms, this property is ideal for those looking to settle down in a friendly neighbourhood.

The house boasts two inviting reception rooms, providing ample space for both relaxation and entertaining. Whether you wish to host family gatherings or enjoy quiet evenings, these versatile living areas cater to all your needs. The property also features a well-appointed bathroom, ensuring that daily routines are both practical and pleasant.

One of the standout features of this home is its prime location. Situated close to local shops and schools, residents will benefit from easy access to essential amenities and educational facilities, making it a perfect choice for families with children. The surrounding area is known for its community spirit and welcoming atmosphere, further enhancing the appeal of this property.

In summary, this three-bedroom terraced house on Jedburgh Drive is a wonderful family home that combines comfort, convenience, and a desirable location. With its spacious reception rooms and proximity to shops and schools, it is an opportunity not to be missed. We invite you to explore this lovely property and envision the wonderful memories that await you here.

## Entrance Hall

Upvc door to front, staircase to first floor landing and radiator.

## Lounge

12'10 x 12' (3.91m x 3.66m)

Upvc double glazed window to front, fireplace and radiator.

## Dining Room

10'10 x 9'6 x 8'4 (3.30m x 2.90m x 2.54m)

Upvc double glazed window to rear and radiator.

## Kitchen

9'7 x 8'5 (2.92m x 2.57m)

Upvc double glazed window to rear, fitted with wall, base and drawer units, stainless steel sink with mixer tap, electric hob with extractor over and oven. Space for a washing machine, radiator and door to rear.

## Downstairs Cloaks

Upvc double glazed window to front, w.c, wash hand basin and radiator.

## First Floor Landing

## Bedroom One

9'10 x 12'3 (3.00m x 3.73m)

Upvc double glazed window to front, two double built in wardrobes and radiator.

## Bedroom Two

11'3 x 9'9 (3.43m x 2.97m)

Upvc double glazed window to rear, double built in wardrobes and radiator.

## Bedroom Three

9'4 x 8'6 (2.84m x 2.59m)

Upvc double glazed window to front, over stairs storage and radiator.

## Bathroom

Upvc double glazed window to rear, bath with shower over and screen, w.c, wash hand basin and radiator.

## Externally

To the front is mainly laid to lawn.

To the rear is mainly laid to lawn with patio area and brick built shed.

## Tenure

Freehold

## Property Details

Local Authority: Darlington

Council Tax Band: A

Annual Price: £1,581

Conservation Area No

Flood Risk Very low

Floor Area 0 ft 2 / 0 m 2

Plot size 0.09 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

3 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

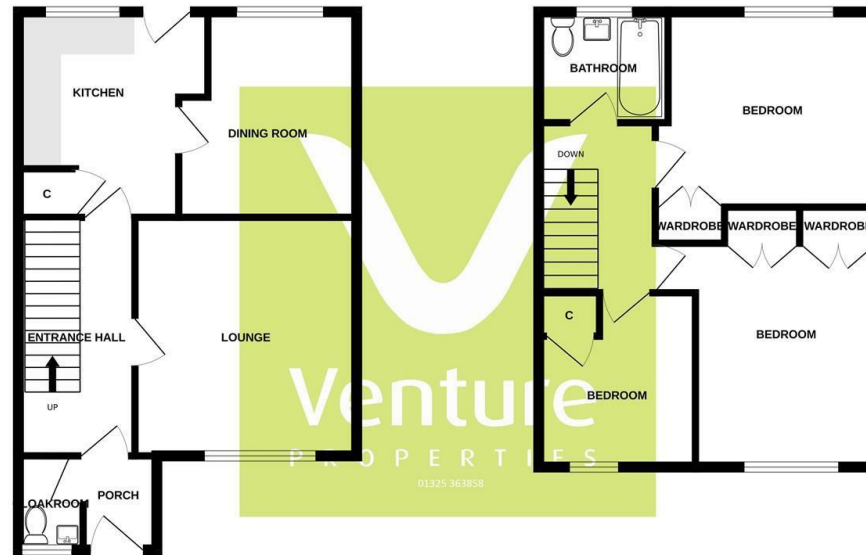
## Note

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.



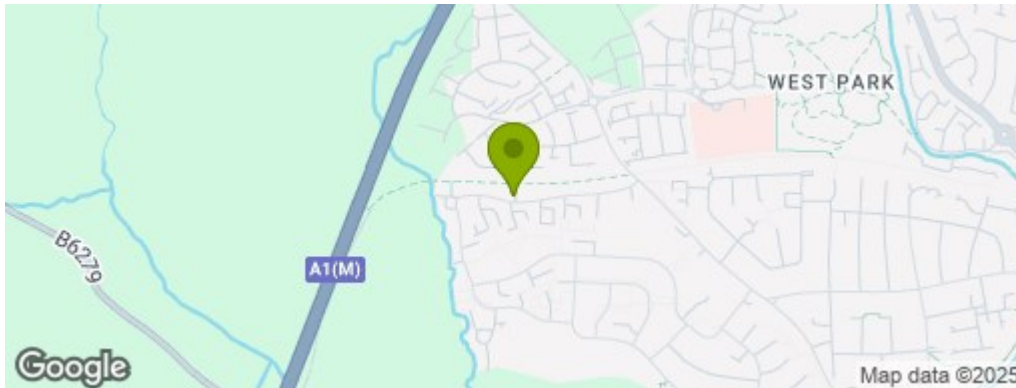
GROUND FLOOR

1ST FLOOR



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 ©2025



## Property Information

**01325 363858**

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