



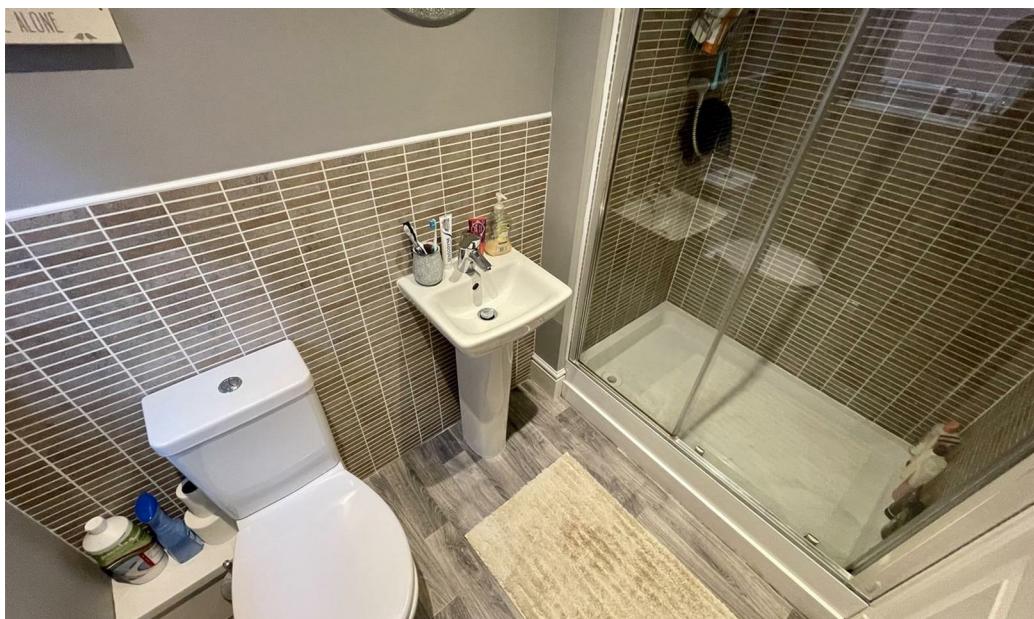
Greener Drive
Darlington DL1 5JP

£280,000





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.



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Greener Drive

Darlington DL1 5JP



- Detached Property
- Garage

This immaculately presented four bedroom detached property comes to the market and is located on the popular Feethams development constructed by Charles Church. The property does have the benefit of the remaining NHBC Warranty, has gas central heating, upvc double glazing, four good size bedrooms, the main having an en-suite together with a family bathroom and gardens to the front and rear. The property lies within easy reach of Darlington Town Centre, Feethams leisure complex and railway station.

Viewing is recommended.

Entrance Hall

Door to the front, radiator and staircase to the first floor.

Lounge

14 x 10'5 (4.27m x 3.18m)
Upvc double glazed windows to the front and radiator.

Downstairs Cloakroom

w/c, wash hand basin and radiator.

Kitchen / Diner

24 x 8'8 (7.32m x 2.64m)
Upvc double glazed window to the rear, fitted with a range of wall, base and drawer units, contrasting work surfaces, sink unit, oven, four ring gas hob, extractor,

- Four Bedrooms
- Gardens Front & Rear

integrated dishwasher, integrated fridge/freezer, integrated washing machine and french doors to the rear.

First Floor

Landing and upvc double glazed window to the side.

Bedroom One

13'3 x 10'9 (4.04m x 3.28m)
Upvc double glazed windows to the front and radiator.

En-Suite

Upvc double glazed window to the side, shower cubicle, w/c, wash hand basin and radiator..

Bedroom Two

14 x 10'5 (4.27m x 3.18m)
Upvc double glazed windows to the front and radiator.

Bedroom Three

11 x 9'3 (3.35m x 2.82m)
Upvc double glazed window to the rear and radiator.

Bedroom Four

9'3 x 6'5 (2.82m x 1.96m)
Upvc double glazed window to the rear and radiator

Family Bathroom

Upvc double glazed window to the rear, panelled bath, w/c, wash hand basin, radiator, part tiled walls and radiator.

- Open Plan Kitchen Diner
- Off Street Parking

Externally

To the front of the property is a garden that is mainly laid to lawn with off street parking and access to the integral garage.

To the rear is a garden that is mainly laid to lawn with a patio area

Council Tax

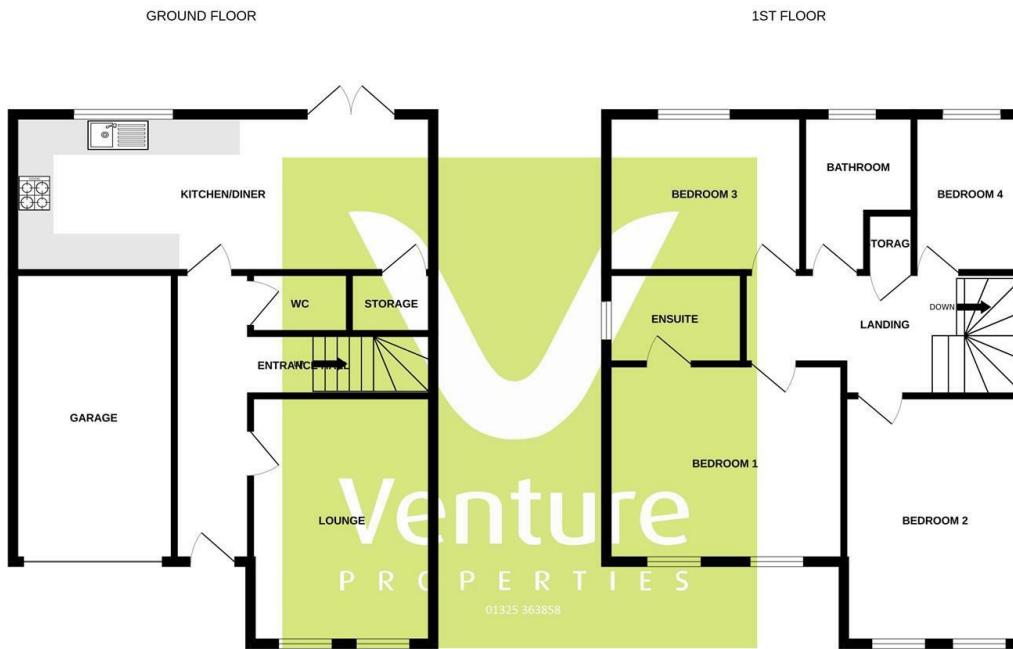
Band D

Tenure

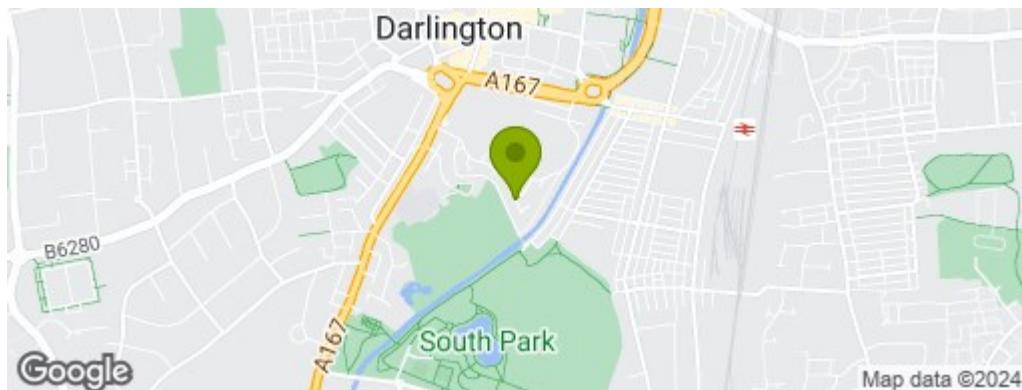
Freehold

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



Whilst every attempt has been made to insure 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.
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