



48 Teal Road, Darlington, DL1 1BQ

Offers Over £140,000

Venture
PROPERTIES

This three bedroom semi detached property is situated in the Eastbourne area of Darlington and comes to the market with no onward chain. The home provides ideal family accommodation having been extended and has the addition of a conservatory to the rear.

In brief the accommodation comprises: entrance porch, hallway, cloaks/wc, lounge, dining room, conservatory and kitchen. To the first floor there are three bedrooms and bathroom.

There are gardens to the front and rear with garage and off street parking.

Viewing is recommended.

- Semi Detached
- Three Bedrooms
- Extended
- Two Reception Rooms & Conservatory
- Gardens Front & Rear
- Garage & Off Street Parking
- Council Tax Band B
- EPC Rating C
- No Onward Chain

Entrance Porch

With composite front door.

Hallway

With staircase to the first floor.

Downstairs Cloaks/WC

With low level wc and wash hand basin.

Lounge

12' x 11'5 (3.66m x 3.48m)

With upvc double glazed window to the front, feature fireplace with electric fire, radiator.

Dining Room

14' x 12'1 (4.27m x 3.68m)

With upvc door into the conservatory, radiator.

Conservatory

10'4 x 9'1 (3.15m x 2.77m)

Upvc double glazed windows, single door leading out to the rear garden, radiator.

Kitchen

15'9 x 9'8 (4.80m x 2.95m)

With two upvc double glazed windows to the rear and door leading into rear porch/utility area, fitted with a range of cream wall, floor and drawer units, contrasting work surfaces, stainless steel sink unit, free standing gas cooker, breakfast bar.

Rear Porch/Utility

With plumbing for washing machine and door to the side.

First Floor

Landing. With upvc window to the side, access to loft area which is boarded and where the central heating boiler is situated.

Bedroom 1

12'7 x 9'1 (3.84m x 2.77m)

With upvc double glazed window to the rear and radiator.

Bedroom 2

12'1 x 9'2 (3.68m x 2.79m)

With upvc double glazed window to the front, fitted wardrobes and built in storage cupboard.

Bedroom 3

9'2 x 8'10 (2.79m x 2.69m)

With upvc double glazed window to the rear and radiator.

Bathroom

Refitted with a white suite comprising panelled bath with shower over, low level wc, wash hand basin, pvc panelled walls and upvc double glazed window to the side.

Externally

There is a garden to the front of the property



having artificial grass and gravel borders. There is a driveway allowing off street parking and single garage. To the rear the garden also has artificial grass with a raised seating area, summer house and a timber shed with electrics. There is also an outside water supply.

Council Tax

Band B

Tenure

This property is freehold

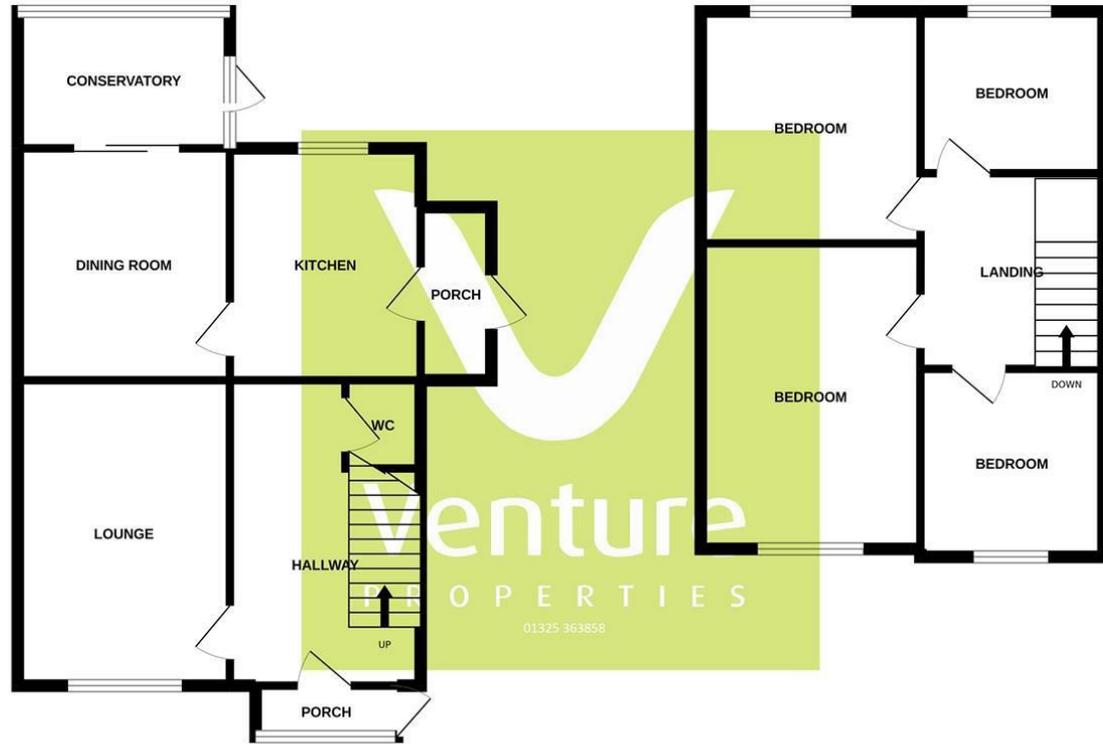
Note

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



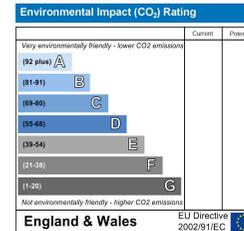
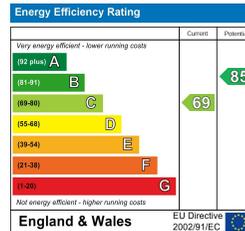
GROUND FLOOR

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 ©2022

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.



Venture Properties 45 Duke Street, Darlington DL3 7SD

T: 01325 363858 E: enquiries@venturepropertiesuk.com W: www.venturepropertiesuk.com