



Grangemoor Close

Darlington DL1 4UW

Offers Over £140,000





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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- Semi Detached
- Eastbourne Location

- Three Bedrooms
- Council Tax Band B

- Conservatory
- Epc Rating tbc

This three bedroom semi-detached property comes to the market and is located in the Moorfields Development in the Eastbourne Area of Darlington, close to amenities including retail parks, Railway Station and schools. The property comprises entrance hallway, cloakroom/w.c., kitchen/diner, lounge, conservatory, three bedrooms and a family bathroom. Gardens to the front and rear with parking to the front and access to the garage.

Viewing is highly recommended.

Entrance Hall

Door to front, staircase to first floor and radiator.

Downstairs Cloaks

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

Kitchen/Diner

13'7 x 11'5 (4.14m x 3.48m)

Upvc double glazed window to front, fitted with wall, base and drawer units, stainless steel sink, four ring gas hob and oven.

Lounge

14'7 x 11'4 (4.45m x 3.45m)

Upvc double glazed window to rear, electric fire and storage cupboard.

Conservatory

13'5 x 9'6 (4.09m x 2.90m)

Upvc double glazed with half wall and under floor heating. French Doors to rear.

First Floor Landing

There is access to loft and radiator.

Bedroom One

12'7 x 9'7 (3.84m x 2.92m)

Two upvc double glazed windows to front, fitted wardrobes, airing cupboard and radiator.

Bedroom Two

9'8 x 8 (2.95m x 2.44m)

Upvc double glazed window to rear and radiator,

Bedroom Three

6'6 x 6'4 (1.98m x 1.93m)

Upvc double glazed window to rear and radiator.

Bathroom

Upvc double glazed window

Externally

To the front is off street parking and access to the garage.

To the rear is artificial lawn, patio area and separate decking area.

Council Tax

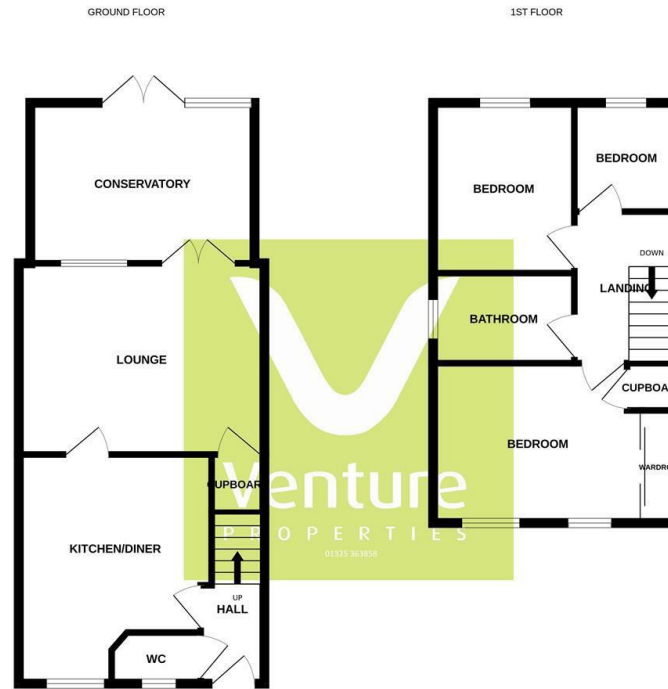
Band B

Tenure

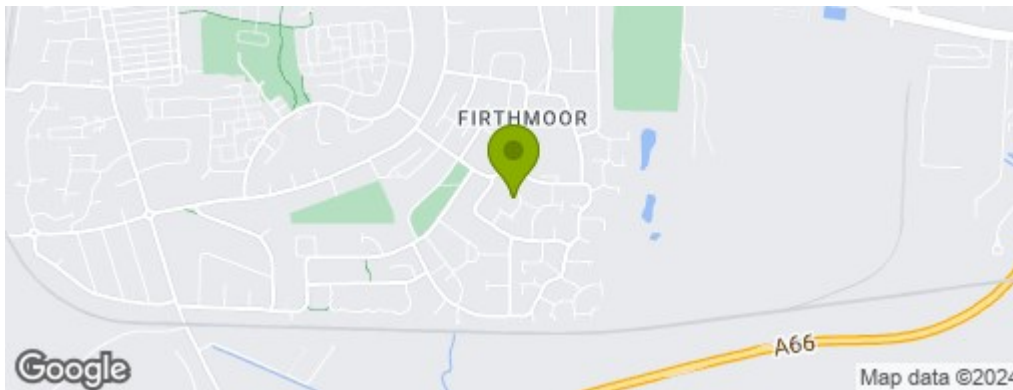
Freehold

Notes

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 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.
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Property Information

01325 363858

45 Duke Street, Darlington, County Durham, DL3 7SD
sales@venturepropertiesuk.com