



Barnes Road
Darlington DL3 9DX
£240,000





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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Barnes Road

Darlington DL3 9DX



- Semi Detached
- Gardens & Garage

- Three Bedrooms
- Council Tax Band C

- Ideal Family Home
- EPC Rating D

This well presented three bedroom semi detached property is situated in the Mowden/West End location of Darlington and is situated close to excellent schooling the home is located for popular schools and amenities in Mowden and close by Cockerton Village.

The property would make an ideal family home and briefly comprises of entrance hallway, lounge, dining room, kitchen, three bedrooms to the first floor together with a bathroom and separate w/c. There are gardens to the front and rear, off street parking and a single garage.

Viewing is recommended.

Entrance Hall

Upvc door to the front, staircase to the first floor, under stairs storage and radiator.

Lounge

14'3 x 13'6 (4.34m x 4.11m)

Upvc double glazed window to the front, feature surround with electric fire, radiator.

Dining Room

11'4 9'11 (3.45m x 3.02m)

Radiator and double glazed patio door to the rear.

Kitchen

11'2 x 9'8 (3.40m x 2.95m)

Upvc double glazed window to the rear, fitted with a

range of wall, base and drawer units, contrasting work surfaces, space for dishwasher, space for fridge, space for cooker, stainless steel sink and vinyl flooring.

Utility Room

Window to the side and rear, stainless steel sink, space for fridge, space for washer, space for dryer, radiator and access to the garage.

First Floor

Landing. With upvc double glazed window to the side,, storage cupboard and access to the loft.

Bedroom 1

14'2 x 13'2 (4.32m x 4.01m)

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

Bedroom 2

13'2 x 9'3 (4.01m x 2.82m)

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

Bedroom 3

8'6 x 8'3 (2.59m x 2.51m)

Upvc double glazed window to the front, radiator and storage cupboard.

Bathroom

Upvc double glazed window to the rear, fitted with a suite comprising bath with shower over, wash hand basin, fully tiled walls, radiator.

Separate WC

Low level wc, upvc double glazed window to the side.

Externally

To the front of the property the garden is laid to lawn. Access to the garage and off street parking. There is a large rear garden mainly laid to lawn with patio area.

Council Tax

Band C

Tenure

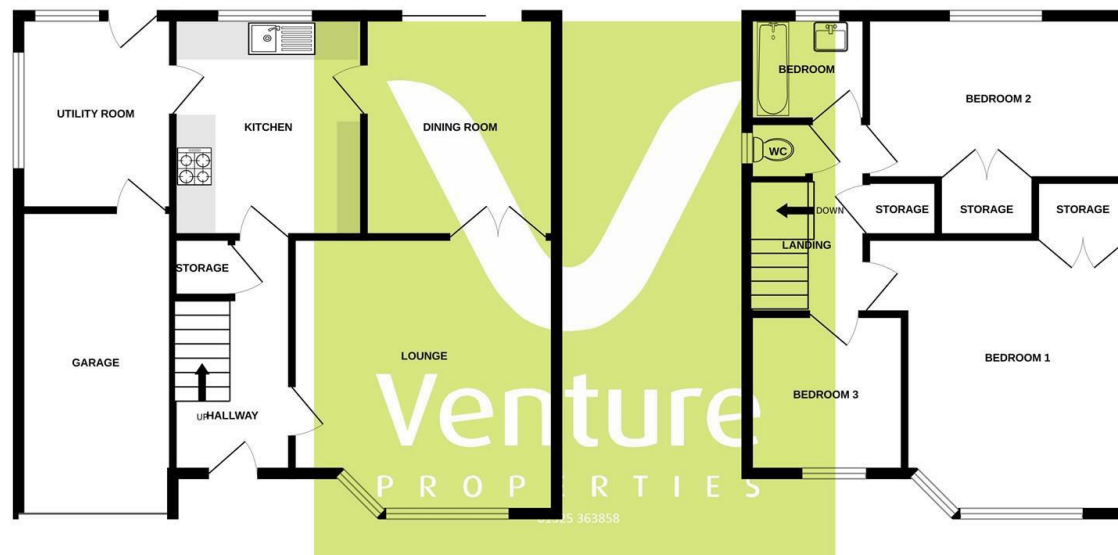
This property is freehold

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

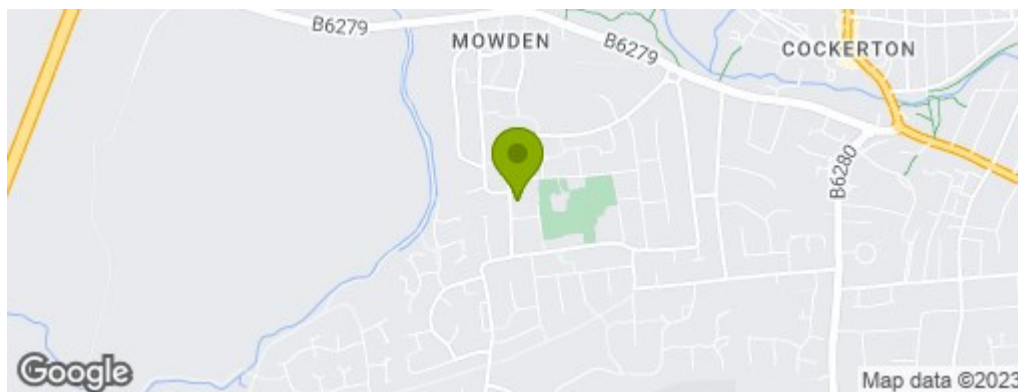
GROUND FLOOR
693 sq.ft. (64.4 sq.m.) approx.

1ST FLOOR
489 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA : 1182 sq.ft. (109.8 sq.m.) approx.

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