



## Washbrook Drive

Darlington DL3 0JA

Offers In The Region Of £160,000





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 firm's 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



# Washbrook Drive

Darlington DL3 0JA



- Three Bedroom Semi-Detached Property
- Close to Schools and Shops
- EPC Rating C

- Harrowgate Hill Area of Darlington
- Excellent Travel and Transport Links

- Off Street Parking and Garage
- Council Tax Band B

Situated in Harrowgate Hill, this charming semi-detached house on Washbrook Drive offers a delightful living experience. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, ideal for both relaxation and entertaining guests.

Off-street parking for one vehicle adds to the practicality of this home, making it easy for you and your guests to come and go with ease.

The gardens to both the front and rear of the property are a true highlight, providing ample outdoor space for gardening, play, or simply enjoying the fresh air. The well-presented interiors reflect a sense of care and attention, making it easy for you to move in and start enjoying your new home right away.

This property is not just a house; it is a place where memories can be made. With its excellent location and thoughtful features, it presents a wonderful opportunity for anyone looking to settle in a friendly and vibrant community. Don't miss the chance to make this lovely home your own.

## Entrance Hall

Composite door to front and window to side.

## Lounge

15'10 x 11'02 (4.83m x 3.40m)

Upvc double glazed bow window to front, coving to ceiling, staircase to first floor landing, fireplace and radiator.

## Kitchen/Breakfast Room

14'02 x 8'06 (4.32m x 2.59m)

Upvc double glazed window to rear, coving to ceiling and double doors to conservatory. Fitted with white, wall, base and drawer units, composite sink with mixer tap, four ring gas hob with extractor over and oven. Space for a washing machine and table and chairs. Concealed boiler and radiator.

## Conservatory

18'00 x 7'00 (5.49m x 2.13m)

Part wall, part Upvc glazed with door to side and laminate flooring.

## First Floor Landing

Upvc double glazed window to side and access to loft via drop down ladder.

## Bedroom One

14'00 x 7'09 (4.27m x 2.36m)

Upvc double glazed window to front, spotlights to ceiling and radiator.

## Bedroom Two

10'04 x 7'00 (3.15m x 2.13m)

Upvc double glazed window to rear and radiator.

## Bedroom Three

10'03 x 6'01 (3.12m x 1.85m)

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

## Bathroom

Upvc double glazed obscure window to rear, panelled bath with shower over and screen, low level w.c and wash hand basin, heated towel rail and fully tiled walls with vinyl flooring.

## Externally

To the front is a low maintenance garden with a block paved drive for up to two vehicles and gated access to rear.

To the rear

## Tenure

Freehold

## Property Details

Local Authority: Darlington

Council Tax Band: B

Annual Price: £1,845

Conservation Area No

Flood Risk Very low

Floor Area 0 ft 2 / 0 m 2

Plot size 0.05 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

8 Mbps

Superfast

80 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.



## Property Information

**01325 363858**

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