



Harrowgate Village

Darlington DL1 3AA

£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.



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.



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.



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.

Harrowgate Village

Darlington DL1 3AA



- Three Bedroom Semi-Detached Property
- Off Street Parking

- Popular Harrowgate Hill Location
- Council Tax Band C

- Gardens to Rear with Garage Access
- Epc Rating D

This well presented extended three bedroom semi detached property comes to the market with no onward chain and would suit a variety of purchasers. The property lies on the outskirts of Darlington allowing easy access to major road links and is also in an excellent catchment area for popular schools, shops and amenities. The property offers excellent versatile family living and entertaining space with two reception rooms, open plan kitchen/diner, three double bedrooms to the first floor and two bathrooms. Externally there are well maintained gardens and off street parking.

Viewing is highly recommended.

Porch

Upvc door to front.

Lounge

19'5 x 14'11 (5.92m x 4.55m)

Upvc double glazed window to front, French doors to rear and radiator.

Dining Room

15'5 x 13'5 (4.70m x 4.09m)

Upvc double glazed window to front, staircase to first floor landing with storage underneath and radiator.

Kitchen

12'4 x 10'4 (3.76m x 3.15m)

Upvc double glazed window to rear, wall, base and drawer units, stainless steel sink, electric hob and oven with stainless steel extractor over. Integrated fridge freezer and space for a washing machine. Two Velux windows to rear and Upvc door to side.

Downstairs Cloaks

W.c, wash hand basin and heated towel rail.

First Floor Landing

Upvc double glazed window to rear and storage cupboard.

Bedroom One

19'3 x 18 (5.87m x 5.49m)

Upvc double glazed window to front and two radiators, with French doors to rear.

En-Suite

Upvc double glazed window to rear, shower, w.c, wash hand basin, heated towel rail and fully tiled walls and floor.

Bedroom Two

12'6 x 11 (3.81m x 3.35m)

Upvc double glazed window to front, fitted wardrobes, radiator and access to loft.

Bedroom Three

10'3 x 9'2 (3.12m x 2.79m)

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

Bathroom

Upvc double glazed window to rear, free standing bath with shower cubicle, wash hand basin, heated towel rail and fully tiled walls and floor.

Separate W.C

Upvc double glazed window to rear and w.c.

Externally

To the front there is off street parking and access to the garage which has electric roller shutter.

To the rear is mainly laid to lawn with patio area and access to garage via electric roller shutter.

Tenure

Freehold

Property Details

Local Authority: Darlington

Council Tax Band: C

Annual Price: £2,108

Conservation Area: No

Flood Risk: Very low

Floor Area: 0 ft 2 / 0 m 2

Plot size: 0.09 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

4 Mbps

Superfast

223 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

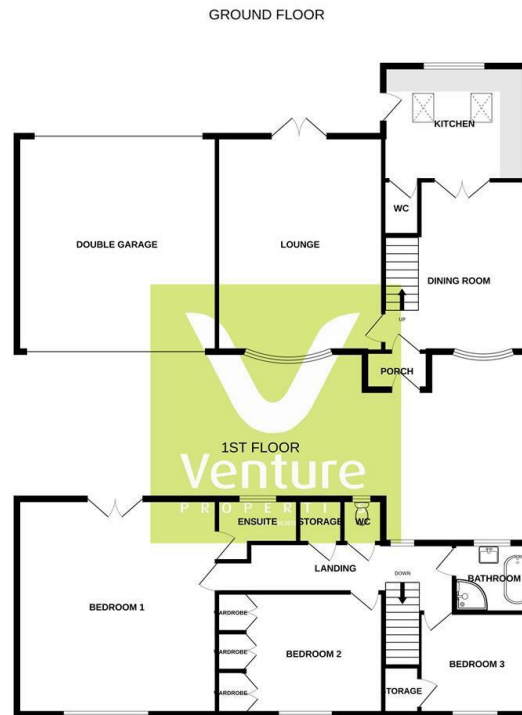
BT

Sky

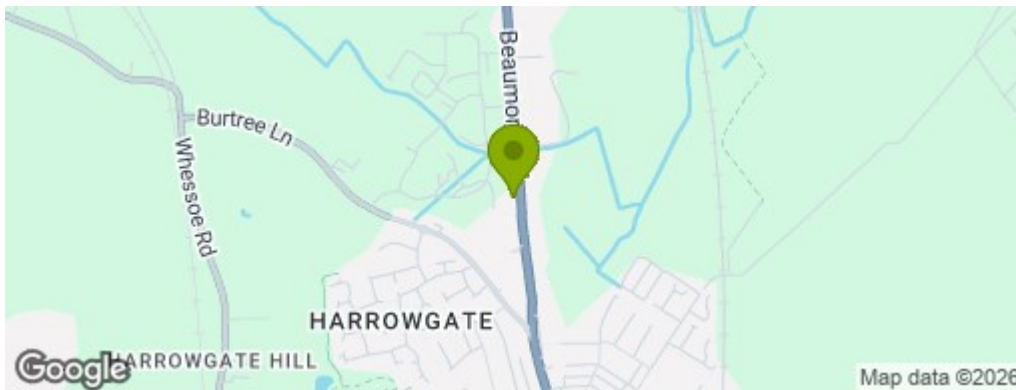
Virgin

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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plans, drawings, views and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 Mapplan 62025



Property Information

01325 363858

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