



Barmpton Lane

Darlington DL1 3HG

Offers In The Region Of £250,000





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Barmpton Lane

Darlington DL1 3HG



- Detached
- Larger Than Average Plot

- 3 Bedrooms
- Ideal Investment

- No Onward Chain
- Viewing Recommended

This is an ideal opportunity to purchase this three bedroom detached residence situated on a larger than average plot situated in the ever prestigious and popular Barmpton Lane area close to excellent route ways across town and country having the A1 and A19 within minutes drive away.

The property comes to the market with no onward chain and would be an ideal investment for any future developments subject to any necessary Planning Permission.

In brief the accommodation comprises: entrance hall, lounge, dining room, kitchen, utility, three bedrooms to the first floor, bathroom, separate wc. Externally there are excellent grounds with off street parking.

Entrance Hall

Upvc door to the side, two upvc double glazed windows to the side, staircase to the first floor and radiator.

Reception Room 1

13'9 x 10'9 (4.19m x 3.28m)

Upvc double glazed box window to the side, radiator and gas fire.

Reception Room 2

20'2 x 15' (6.15m x 4.57m)

Upvc double glazed box window to the side, upvc double glazed window to the side, gas fire and door to the front

Kitchen

13'1 x 9'7 (3.99m x 2.92m)

Upvc double glazed window to the side, fitted with a range of wall, base and drawer units, contrasting work surfaces, 4 ring gas hob, oven, space for washer, space for fridge, sink unit and upvc door to the rear.

Utility

Upvc double glazed window to the side, stainless steel sink and space for washer.

First Floor

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

Bedroom 1

15'5 x 10'8 (4.70m x 3.25m)

Upvc double glazed window to the side, storage cupboard, original fireplace, radiator.

Bedroom 2

15'6 x 10'5 (4.72m x 3.18m)

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

Bedroom 3

12'1 x 10' (3.68m x 3.05m)

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

Bathroom

Upvc double glazed window to the side, free standing bath, shower cubicle, wash hand basin, heated towel radiator and storage cupboard

Separate WC

With low level wc.

Externally

Council Tax

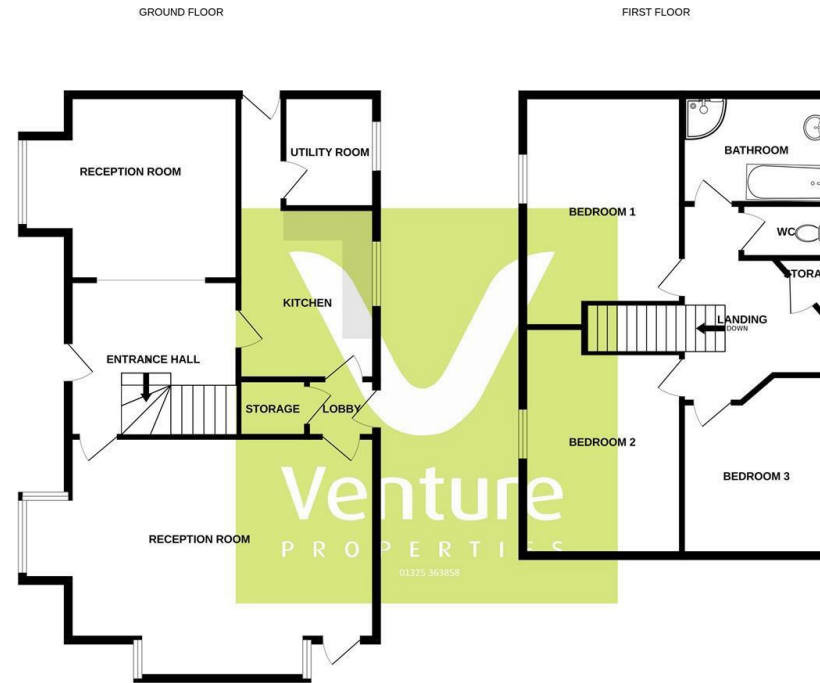
Band D

Tenure

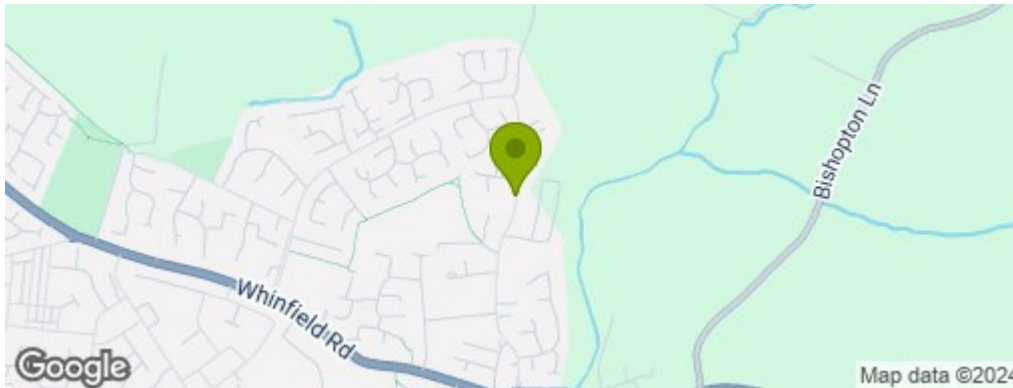
This property is freehold

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



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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