



10 Greener Drive, Darlington, DL1 5JP
Offers Over £180,000

Venture
PROPERTIES

This impressive three bedroom new build end of terrace town house is situated just off Victoria Road and lies close to the new DL1 complex with its cinema, bars and shops and also lies close to the railway station and local schools and South Park. In brief the accommodation comprises: hall, lounge, inner hallway and kitchen/breakfast room to the ground floor, two bedrooms and family bathroom to the first floor and master bedroom and en-suite shower room to the second floor. There is an open plan garden to the front with off street parking and a lawned garden to the rear. Viewing comes highly recommended.

- Semi Detached
- 3 Bedrooms
- En-Suite To Town House
- Stylish Kitchen/Breakfast Room
- Off Street Parking
- 3 Bedrooms
- En-Suite To Master Bedroom
- En-Suite To Main Bedroom
- Council Tax Band C
- En-Suite To Main Bedroom
- Gardens Front & Rear
- Council Tax Band C
- EPC Rating B

Entrance Vestibule

With composite front door and alarm system



Lounge

14'7 x 11'9 (4.45m x 3.58m)

With double glazed window to the front, under stairs storage cupboard, laminate flooring and radiator.

Lounge

Inner Hallway

With staircase to the first floor and laminate flooring.

Ground Floor WC

With low level wc, wash hand basin and laminate flooring.

Kitchen/Breakfast Room

11'8 x 8'9 (3.56m x 2.67m)

With double glazed window to the rear and double glazed french doors leading to the rear garden, fitted with a quality range of white wall, floor and drawer units, contrasting work surfaces, one and a half bowl stainless steel sink unit, gas hob with bespoke splash back, extractor hood, dishwasher, space for fridge/freezer, plumbing for washing machine, wall mounted boiler, laminate flooring and ceiling spotlights.

First Floor

Landing. With staircase to the second floor.

Bedroom 2

11'10 x 10'5 (3.61m x 3.18m)

Two double glazed windows to the front, newly fitted wardrobes. radiator.

Bedroom 3

11'8 x 8'9 (3.56m x 2.67m)

Double glazed window to the rear and radiator.

Bedroom 3

Bathroom

Fitted with a white suite comprising panelled bath with tiled surrounds, low level wc, wash hand basin, vinyl flooring, ceiling spotlights, extractor fan and double glazed window to the side.

Second Floor

Landing. With storage cupboard and ceiling spotlights.

Bedroom 1

16'11 x 8'5 (5.16m x 2.57m)

With double glazed window to the front and radiator.



En-Suite

With tiled shower cubicle, low level wc, wash hand basin, extractor fan, ceiling spotlights, heated towel rail and velux window to the rear.

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

Externally

To the front of the property is an open plan garden and driveway allowing off street parking for one car. Side access via new gate to the rear garden which is mainly laid to lawn with patio area

Council Tax

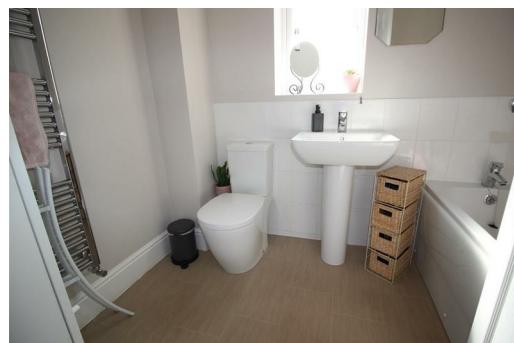
Band C

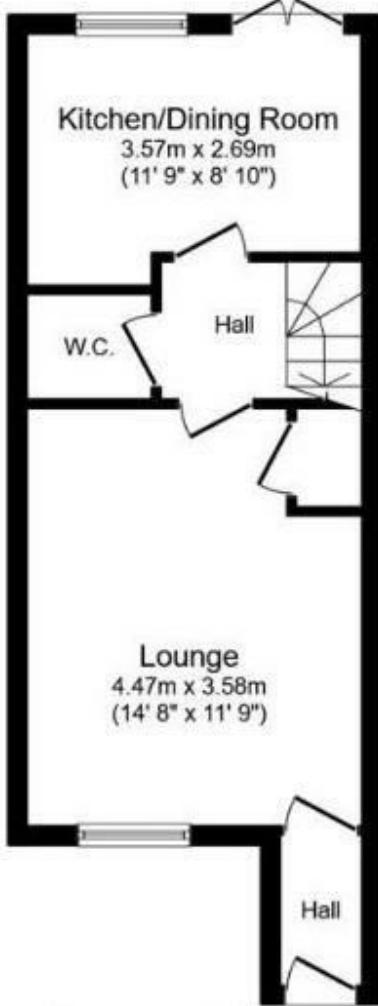
Tenure

This property is freehold

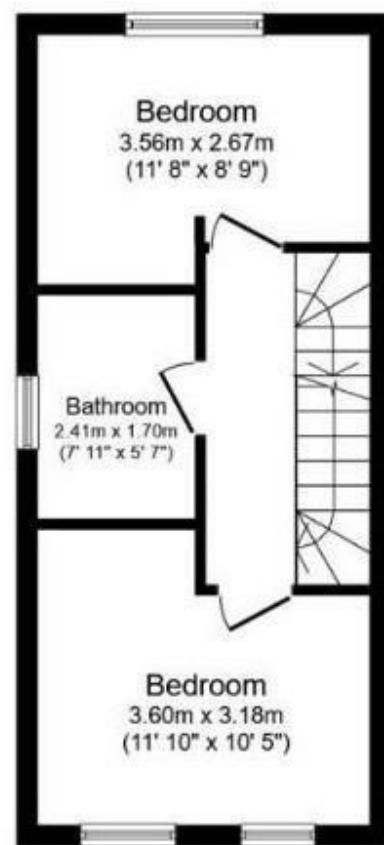
Note

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

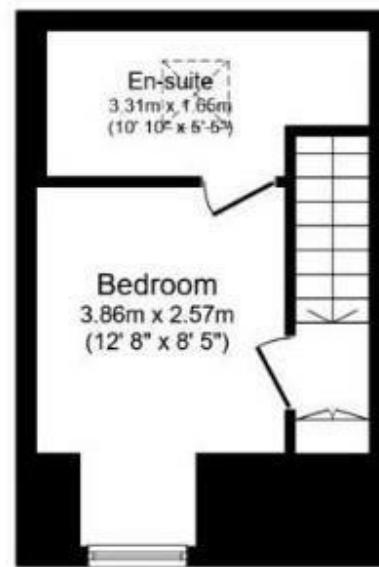




Ground Floor



First Floor



Second Floor

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.

| | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | (92 plus) A | 82 | 93 |
| (89-91) B | | | |
| (86-88) C | | | |
| (83-85) D | | | |
| (79-81) E | | | |
| (75-78) F | | | |
| (71-74) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | EU Directive 2002/91/EC | | |

| | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | (92 plus) A | 83 | 93 |
| (89-91) B | | | |
| (86-88) C | | | |
| (83-85) D | | | |
| (79-81) E | | | |
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| Not environmentally friendly - higher CO ₂ emissions | | | |
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