



**Venture**  
PROPERTIES

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



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 Town House
- 3 Bedrooms
- En-Suite To Master Bedroom
- Stylish Kitchen/Breakfast Room
- En-Suite To Main Bedroom
- Gardens Front & Rear
- Off Street Parking
- 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.

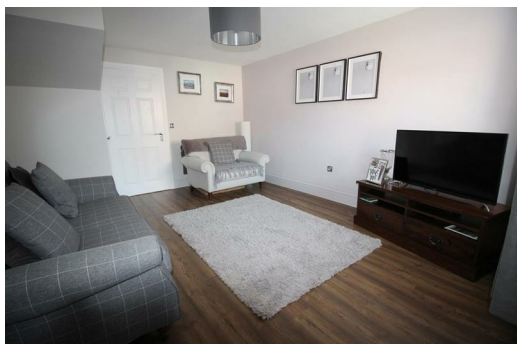
### Second Floor

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.

### 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

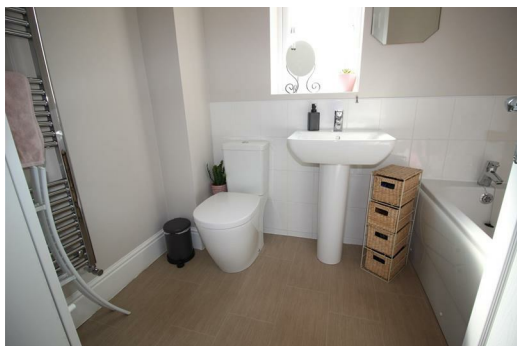
### Tenure

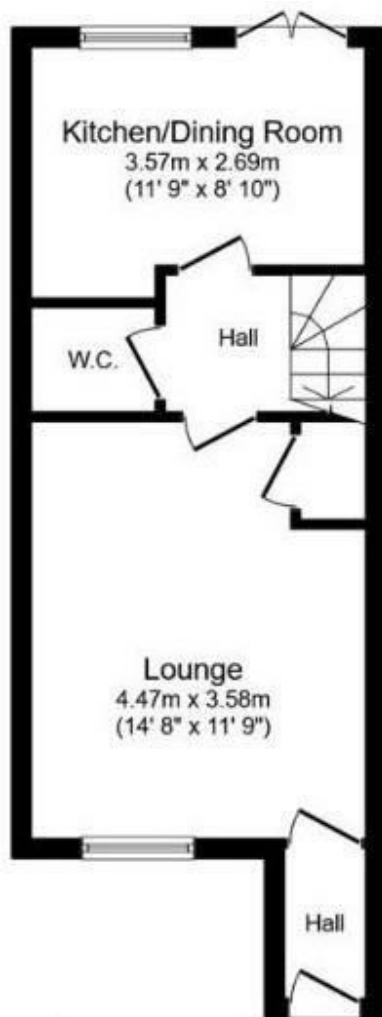
This property is freehold

### Note

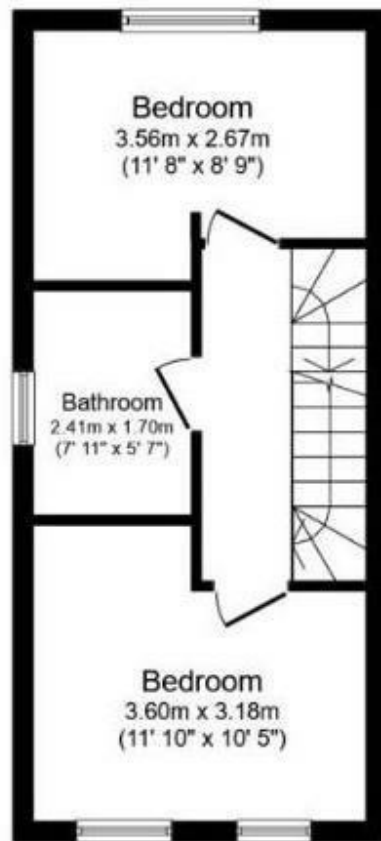
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information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house





**Ground Floor**



**First Floor**



**Second Floor**



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Energy Efficiency Rating	
Current	Potential
	93
	82
England & Wales	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
	93
	83
England & Wales	

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