



## Belgrave Terrace

Darlington DL2 2DW

£235,000







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.





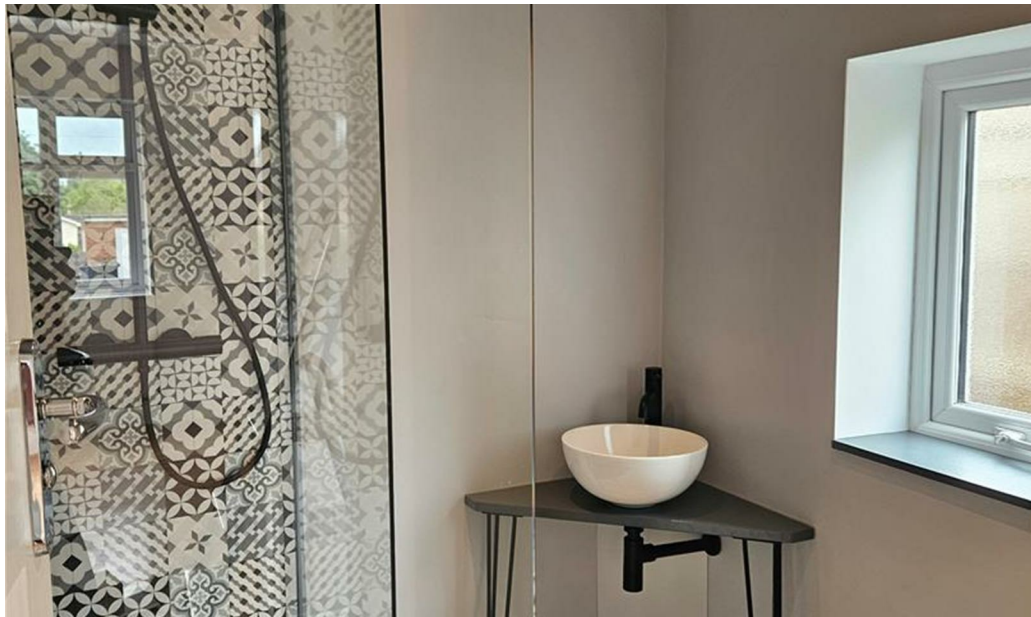
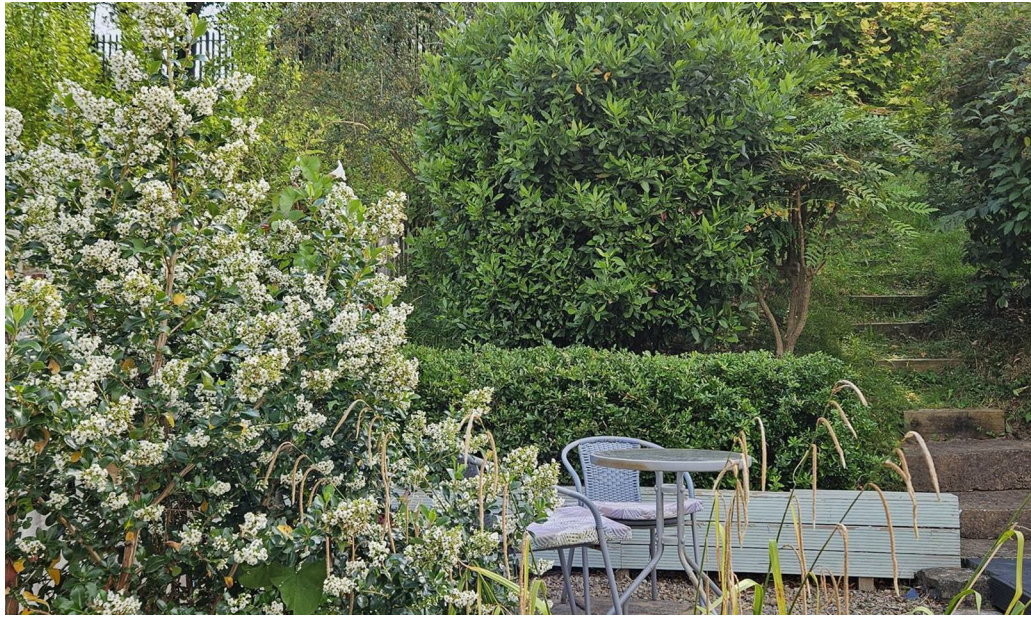
This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

# Belgrave Terrace

Darlington DL2 2DW



- Two Bedroom Semi Detached Bungalow
- Landscaped Garden To Rear
- EPC Grade TBC

- Extended To Rear With Dining Kitchen
- Popular Village Location
- Council Tax Band B

- Newly Fitted Shower Room
- No Onward Chain
- Viewing Highly Recommended

## Tranquil Village Living in a Modernised Bungalow

Nestled in a peaceful cul-de-sac in the heart of Hurworth Place, this beautifully extended two-bedroom semi-detached bungalow offers the perfect blend of comfort and convenience.

Step inside to discover a bright and spacious interior, thoughtfully updated to suit modern living. The open-plan kitchen and living area create a welcoming hub for relaxing or entertaining, while the private rear garden provides a serene outdoor retreat.

Ideal choice for couples, small families, downsizers, or anyone seeking a quiet lifestyle with easy access to Darlington and local amenities.

### Highlights include:

- Quiet cul-de-sac location
- Stylish extension and modern interiors
- Private garden and off-street parking
- Close to village shops, schools, and transport links

Don't miss this rare opportunity to enjoy village charm with contemporary comfort.

The bungalow provides fantastic accommodation throughout, offering both comfort and practicality, with a seamless flow throughout. With a welcoming lounge, a bright and fresh kitchen with dining area and two generously sized bedrooms, along with a well appointed bathroom. This property is perfect for relaxing or entertaining guests. The carefully designed layout ensures a comfortable living experience.

The property is offered with no onward chain, ensuring a smooth and straightforward purchase process.

Benefiting from off-street parking and an established garden, provides a lovely outdoor retreat for gardening, dining or simply enjoying the fresh air. The surrounding area is known for its strong community spirit, picturesque scenery and excellent local amenities, making it a truly desirable place to call home.

Whether you're looking for a peaceful retreat or a welcoming space to make your own, Belgrave Terrace combines charm, convenience and potential in equal

measure.

Please contact our office to arrange a viewing.

## Entrance hallway

With front door and access to all rooms.

## Lounge

13'6" x 12'5" (4.14 x 3.8)

Situated to the front of the property with double glazed ball window, feature flooring, central heating radiator.

## Dining Kitchen

19'5" x 5'93" x 4.11)

Situated to the rear of the property, having been extended with a quality range of wall, base and drawer units with contrasting worksurfaces, integrated oven and hob with overhead extractor, skylight, double glazed window, and double glazed French doors leading out to the rear garden.

## Shower Room

6'5" x 1.98 x 1.71)

Having recently been refitted by the current owner to a high specification with walk in shower, wash hand basin, low-level WC and radiator.

## Bedroom One

13'3" x 10'3" (4.04 x 3.13)

Situated to the rear of the property, an excellent double size bedroom with double glazed window, central heating radiator and fitted wardrobes.

## Bedroom Two

12'8" x 3.87 x 2.85)

Situated to the front of the property with double glazed window and central heating radiator.

## Externally

The property stands in a quiet residential location with off street parking to the front.

To the rear there is a deceptively spacious garden, which is decked and landscaped.

## Tenure

Freehold

## Property Details

Local Authority: Darlington  
Council Tax Band: B  
Annual Price: £1,845  
Conservation Area No  
Flood Risk Very low  
Floor Area 710 ft 2 / 66 m 2  
Plot size 0.09 acres  
Mobile coverage

EE  
Vodafone  
Three  
O2  
Broadband

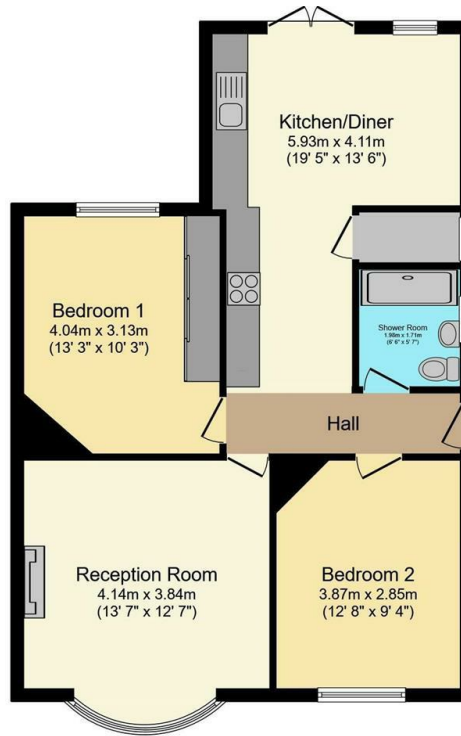
Basic  
16 Mbps  
Superfast  
80 Mbps  
Ultrafast  
10000 Mbps  
Satellite / Fibre TV Availability

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

[www.venturepropertiesuk.com](http://www.venturepropertiesuk.com)



Total floor area 72.1 m<sup>2</sup> (776 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com



## Property Information

**01325 363858**

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