



Mowden Terrace

Darlington DL3 6AN

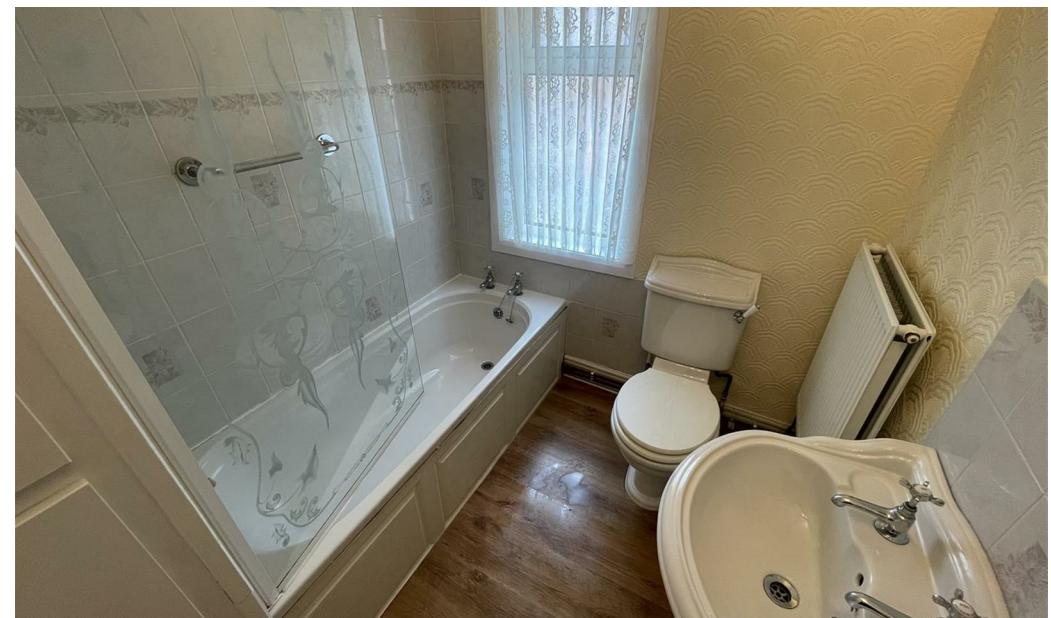
Offers Over £70,000



Venture
PROPERTIES



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.



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Mowden Terrace

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x 2



x 1



x 2

- Terrace Property
- No Onward Chain

This well presented, deceptively spacious two bedroom mid terraced property located in the popular Denes area of Darlington is offered to the market with no onward chain. The property is within a short distance of local amenities including Cockerton Village, Memorial Hospital and schools.

In our opinion would be an ideal first time purchase or investment.

Viewing comes highly recommended.

Entrance Hall

Door to the front.

Lounge

11'3 x 11' (3.43m x 3.35m)

Upvc double glazed bay window to the front, feature fire surround with electric fire, radiator.

Dining Room

14'7 x 10'10 (4.45m x 3.30m)

Upvc double glazed window to the rear, radiator.

Kitchen

10'6 x 6'4 (3.20m x 1.93m)

Upvc double glazed window to the side, fitted with a

- Two Bedrooms
- Denes Location

range of wall, base and drawer units, contrasting work surfaces, stainless steel sink unit, oven, hob, radiator and upvc door to the side.

Utility Room/Downstairs WC

With storage space and low level wc.

First Floor

Landing. With radiator.

Bedroom 1

14'7 x 11'3 (4.45m x 3.43m)

Upvc double glazed window to the front, storage cupboard.

Bedroom 2

11'3 x 10'11 (3.43m x 3.33m)

Upvc double glazed window to the rear.

Bathroom

Upvc double glazed window to the rear, fitted with a suite comprising panelled bath with shower over and shower screen, low level wc, wash hand basin and radiator.

Externally

There is a yard to the rear with gated access to the rear lane.

- Two Reception Rooms
- Council Tax Band A

Council Tax

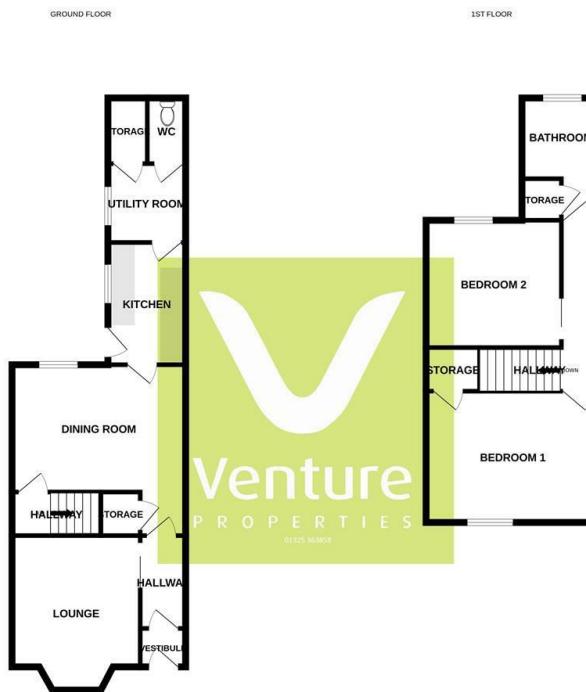
Band A

Tenure

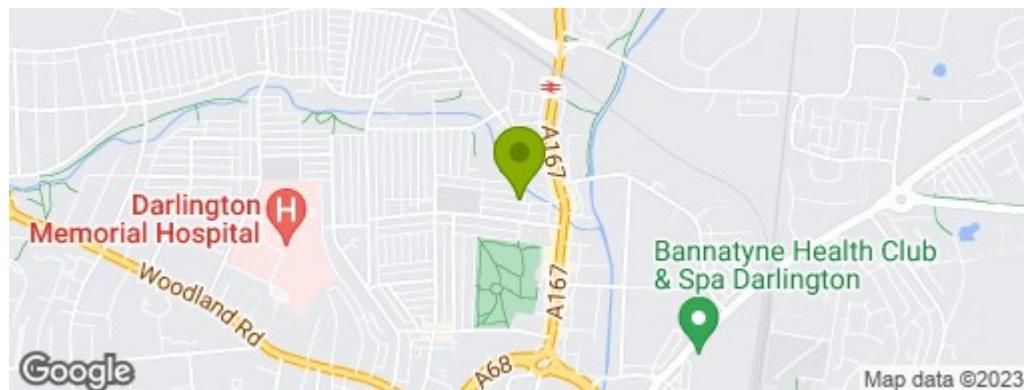
This property is freehold

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 rooms and other features are approximate. The floorplan is for illustrative purposes only and should be used as such by any prospective purchaser. The floorplan is not to scale and is not drawn to building regulations. It has not been tested and no guarantee can be given as to their operability or efficiency can be given.
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