



Ampleforth Way

Darlington DL3 9SG

Offers Over £130,000





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Ampleforth Way

Darlington DL3 9SG



- Semi Detached
- Replaced Bathroom Suite
- Council Tax Band A

- Three Bedrooms
- Gardens Front & Rear
- EPC Rating D

- Updated & Improved
- Off Street Parking
- No Onward Chain

This well presented updated and improved three bedroom semi detached property is offered to the market with no onward chain and is located in the Branksome/Cockerton area of Darlington within easy reach of schooling and the many popular amenities in Cockerton Village.

The property has been updated by the current owners with a superb replaced bathroom, is neutrally and tastefully decorated throughout and has gardens to the front and rear with off street parking.

Viewing is recommended.

Entrance Porch

With upvc front door and windows. Door into entrance hall

Entrance Hall

With staircase to the first floor, laminate flooring and radiator.

Lounge

13'8 x 12'9 (4.17m x 3.89m)

Upvc double glazed window to the front, laminate flooring, recess with log burner.

Dining Room

10'9 x 9'2' (3.28m x 2.79m)

With double doors to the rear and radiator.

Conservatory

11'3 x 9'3 (3.43m x 2.82m)

With laminate flooring, upvc double doors to the side.

Kitchen

9'3 x 8'4 (2.82m x 2.54m)

Upvc double glazed window to the rear, fitted with a range of

wood wall base and drawer units, contrasting work surfaces, space for cooker, stainless steel sink unit with mixer tap, laminate flooring and door to the side leading to the utility room.

Utility Room

With upvc double glazed door to the side and window to the front, space for fridge/freezer, space for washing machine, space for dishwasher.

First Floor

Landing. With upvc double glazed window to the side.

Bedroom 1

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

Upvc double glazed window to the front, fitted wardrobes, laminate flooring and radiator.

Bedroom 2

11'9 x 8'5 (3.58m x 2.57m)

Upvc double glazed window to the rear, laminate flooring, built in cupboards with shelving, radiator.

Bedroom 3

8'11 x 8'1 (2.72m x 2.46m)

Upvc double glazed window to the front, concealed Potterton boiler within cupboard, radiator.

Bathroom

Replaced by the current owners to the highest of standards with a suite comprising panelled bath with shower over with waterfall head, spray and mixer tap, concertina screen, low level wc, wash hand basin in vanity unit, upvc double glazed window to the side, tiled flooring and tiled walls.

Externally

There is an open plan garden to the front with off street parking for two vehicles. The rear garden is laid to lawn with patio area and borders, fully fenced surround and brick built shed.

Council Tax

Band A

Tenure

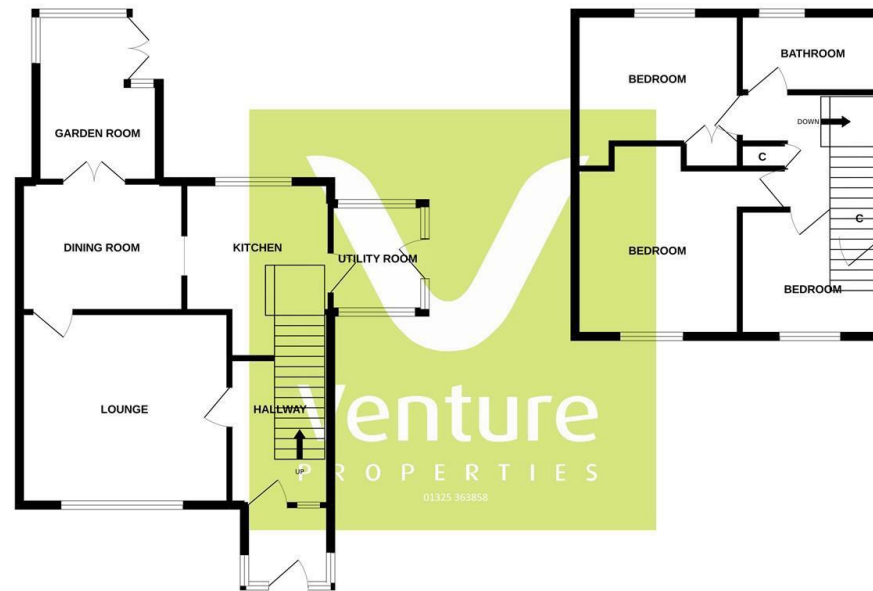
This property is freehold

Note

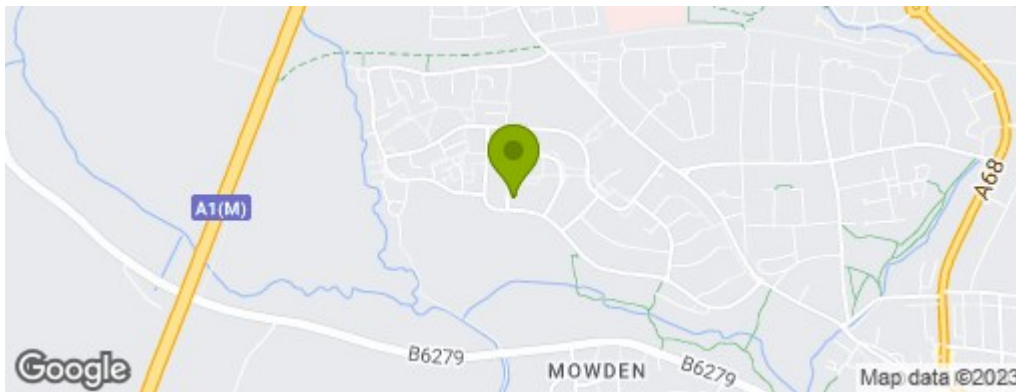
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GROUND FLOOR

1ST FLOOR



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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Property Information

01325 363858

45 Duke Street, Darlington, County Durham, DL3 7SD
sales@venturepropertiesuk.com