



Caledonian Way

Darlington DL1 3RJ

£155,000

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.



www.venturepropertiesuk.com

Caledonian Way

Darlington DL1 3RJ



x 3



x 1



x 2

- Semi Detached
- Conservatory
- Council Tax Band B

- 3 Bedrooms
- Gardens Front and Rear
- EPC Rating D

- Spacious Kitchen/Diner
- Garage
- Viewing Recommended

This well presented modern three bedroom semi detached house is situated in the Whinfield area of Darlington. The home would be ideal for a variety of purchasers and briefly comprises entrance porch, kitchen/diner, lounge and conservatory. Three bedrooms to the first floor and bathroom. There are gardens to the front and rear with newly laid drive leading to garage.

Entrance Porch

With built in storage cupboard

Kitchen/Diner

15' x 14'3 (4.57m x 4.34m)

Spacious kitchen/diner fitted with a range of wall, high line base units with display cabinets and larder, contrasting work surfaces, inset stainless steel sink unit with mixer tap, gas hob, electric oven and extractor hood, plumbing for automatic washing machine, laminate wood effect flooring, double radiator, double glazed window to the front elevation and open staircase to the first floor.

Lounge

15' x 10'10 (4.57m x 3.30m)

Double glazed window to the side elevation and double glazed patio doors to conservatory, coving to ceiling and laminate wood flooring.

Conservatory

11'5 x 7'5 (3.48m x 2.26m)

Double glazed window to brick base, doors to the rear garden and tiled flooring.

First Floor

Landing With double glazed window to the side elevation.

Bedroom 1

11'1 x 10'1 (3.38m x 3.07m)

Situated to the front. With double glazed window, radiator, fitted wardrobes with overhead storage.

Bedroom 2

8'5 x 10'11 (2.57m x 3.33m)

Situated to the rear. With double glazed window and radiator.

Bedroom 3

8' x 6'4 (2.44m x 1.93m)

Situated to the rear. With double glazed window and radiator.

Bathroom

Refitted with a suite comprising panelled bath with shower over and shower screen, low level wc,

pedestal wash hand basin, tiled wall surrounds, heated towel rail, coving to ceiling and double glazed window.

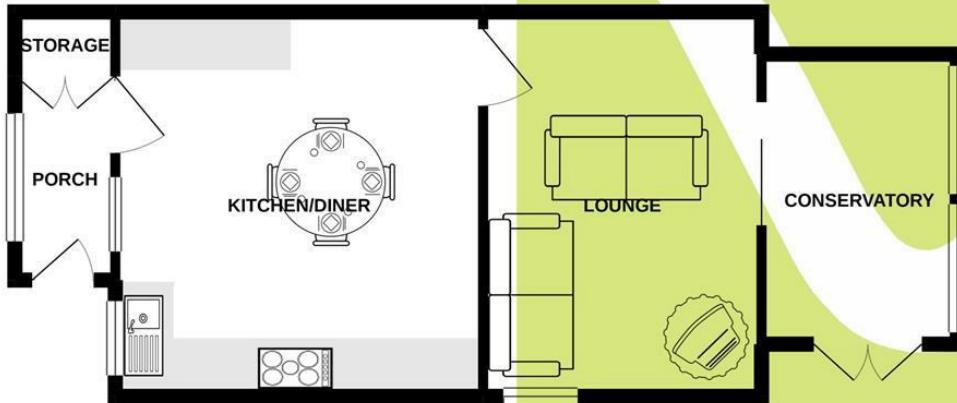
Externally

There is a lawned garden to the front with newly laid driveway allowing off street parking leading to garage. To the rear the garden is laid to lawn with feature decking and paved areas.

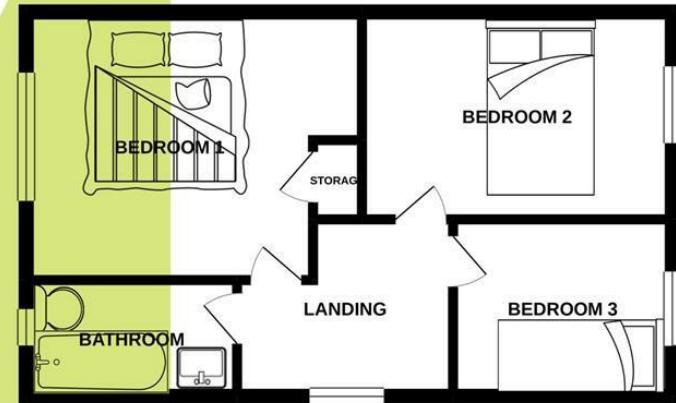
Council Tax

Band B

GROUND FLOOR
503 sq.ft. (46.7 sq.m.) approx.



1ST FLOOR
376 sq.ft. (34.9 sq.m.) approx.



Venture

TOTAL FLOOR AREA : 879 sq.ft. (81.6 sq.m.) approx.

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.
Made with Metropix ©2021



Property Information

01325 363858

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