



Nursery Lane, Merrybent, DL2 2JS
No Onward Chain £172,950

Venture
PROPERTIES

Looking for that spacious FOUR BEDROOM TOWNHOUSE situated on the outside of town then look no further. This home comes to the market with excellent sized FAMILY ACCOMMODATION and is offered to the market at a fantastic price with NO CHAIN. The home is CENTRAL HEATED and DOUBLE GLAZED.

In brief the accommodation comprises of: Entrance Hall, Dining Kitchen, Downstairs W,C. First Floor Lounge, Master Bedroom with En-suite. 2nd Floor 3 Further Bedrooms, Family Bathroom, Outside Gardens, Driveway & Garage

Entrance Hallway

With staircase to the first floor and gas central heated radiator.

Downstairs Cloaks/W,C.

With a low level W,C and wash hand basin.

Dining Kitchen

10'0" x 14'2"



Situated to the front with a modern range of wall floor and draw units with contrasting work surfaces integrated oven and hob overhead extractor unit, plumbing for an automatic washing machine, double glazed window and gas central heating radiator.

First Floor Landing.

Lounge

14'3" x 11'1"



Situated to the rear with double glazed French doors, feature fireplace and gas central heating radiator.

Bedroom 1

9'9" x 12'11" max



Situated to the front with double glazed French doors, fitted robes, gas central heating radiator, access leading into the en-suite.

En-Suite Shower Room

With a shower set within cubicle, low-level WC, wash hand basin and gas central heating radiator.

2nd Floor

With double glazed window to side elevation.

Bedroom 2

9'8" x 14'11"

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

Bedroom 3

8'1" x 8'6"

Situated to the rear, double glazed window and gas central heating radiator.

Bedroom 4

6'6" x 8'6"

Situated to the rear, double glazed window, and gas central heating radiator.

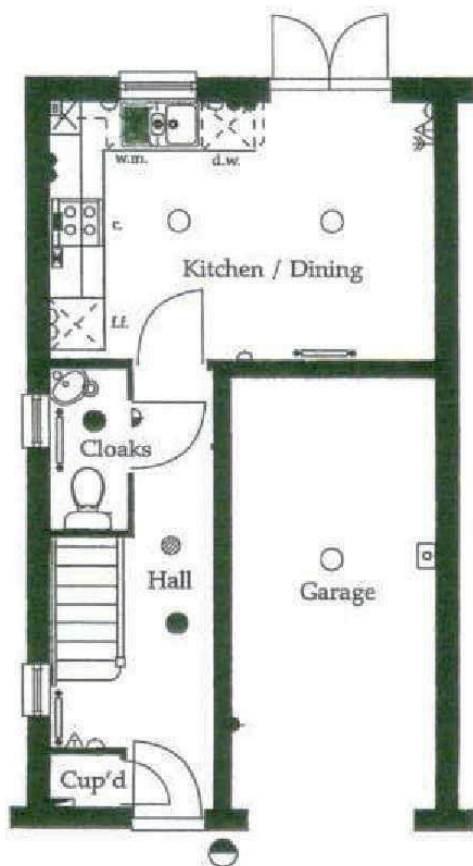
Bathroom/W,C.

With a modern suite comprising panelled bath, pedestal wash hand basin, low level WC, part tiled walls, and gas central heating radiator.

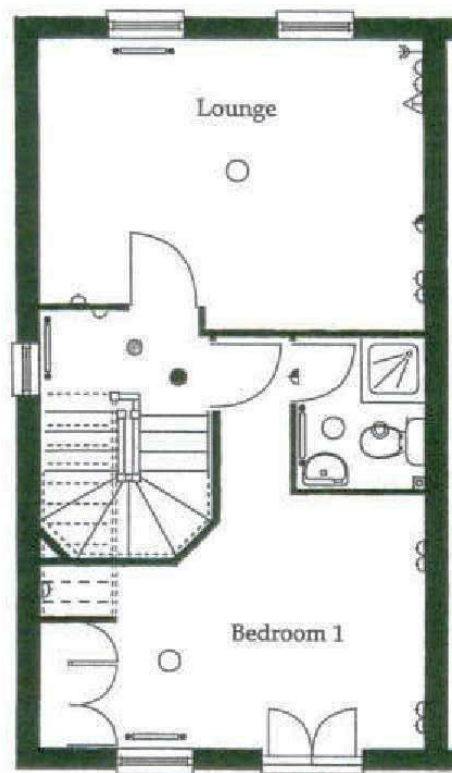
Outside



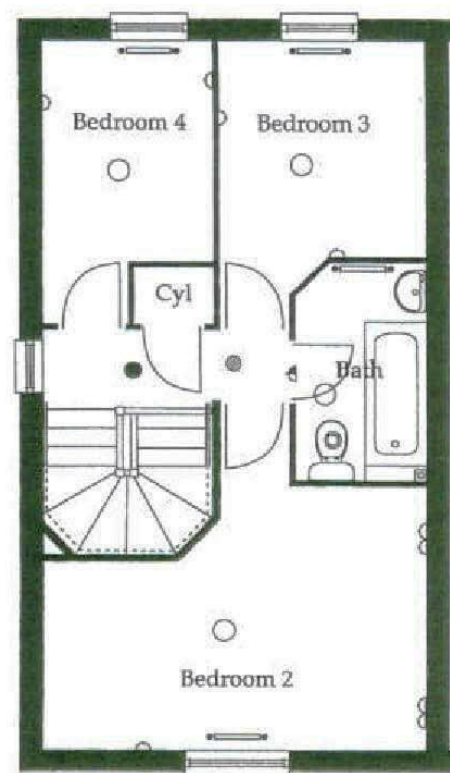
The property stands on a prime plot having gardens to the front and rear there is off street parking to the front which leads to a single garage. To the rear the garden is mainly laid to lawn and of good size.



ground floor



first floor



second floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		74	85

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	
		74	84

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