



Merton Close

Darlington DL1 2YD

Offers Over £190,000





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Merton Close

Darlington DL1 2YD



- Detached
- Lounge
- Gardens Front & Rear

- 3 Bedrooms
- Garden Room
- Garage & Off Street Parking

- Updated and Improved
- Kitchen/Diner
- Council Tax Band C

This immaculately presented three bedroom detached property is located at the head of a quite residential cul-de-sac in the Harrowgate Hill area of Darlington. The property has been updated, extended and improved by the current owners and in our opinion would make a fantastic family home. The property offers excellent family living and entertaining space and in brief comprises, entrance hallway, lounge, garden room, spacious kitchen/diner, utility and ground floor cloaks. Three bedrooms to the first floor together with a family bathroom. Gardens front and rear with ample off street parking and garage. Harrowgate Hill has many amenities close to hand including popular schools, access to major road links out of town, supermarkets and other amenities. Viewing is recommended.

Entrance Hallway

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

Lounge

16'10 x 10'2 (5.13m x 3.10m)

Upvc double glazed bay window to the front, radiator, laminate flooring, coving to ceiling, gas fire and two radiators.

Garden Room

12'6 x 10'2 (3.81m x 3.10m)

With double doors to the side, two velux windows, ceiling spotlights and tiled flooring with underfloor heating and led lighting.

Kitchen/Diner

25' 8 x 11'9 (7.62m x 3.58m)

Running front to rear, upvc double glazed windows to the front and rear. Kitchen area is fitted with a solid oak range of wall, base and drawer units, spice racks and corner units, granite work surfaces, matching granite splash backs, stainless steel sink unit, space for Range oven, space for fridge/freezer, ceiling spotlights and two radiators.

Kitchen/Diner

Utility Room

Upvc double glazed window to the side, space for washing machine, space for dishwasher, radiator, tiled flooring and part tiled walls.

Separate WC

With low level wc, and wash hand basin

Rear Lobby

With wall mounted Alfa boiler and door to the rear.

First Floor

Landing. With upvc double glazed window to the rear and radiator.

Bedroom 1

10'3 x 10'1 (3.12m x 3.07m)

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

Bedroom 2

11' x 8'10 (3.35m x 2.69m)

Upvc double glazed window to the front, radiator.

Bedroom 3

7'6 x 7'1 (2.29m x 2.16m)

Upvc double glazed window to the rear and radiator.

Bathroom

Fitted with a suite comprising panelled spa bath with shower over and screen, low level wc, wash hand basin, part tiled walls, tiled flooring, obscure window to the rear, ceiling spotlights and heated towel rail.

Externally

To the front of the property is a paved garden with parking for 4 vehicles. Side access leading to detached garage with up and over door and rear access. The rear garden has been well maintained with decking area, lawn, stream, hen coup, vegetable plot, outside water supply and electric supply.

Externally

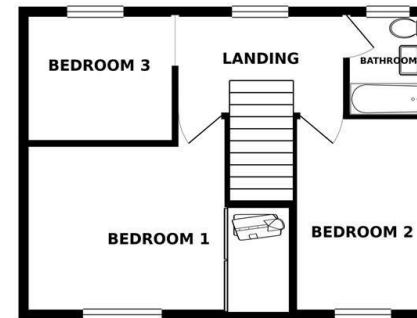
Council Tax

Band C

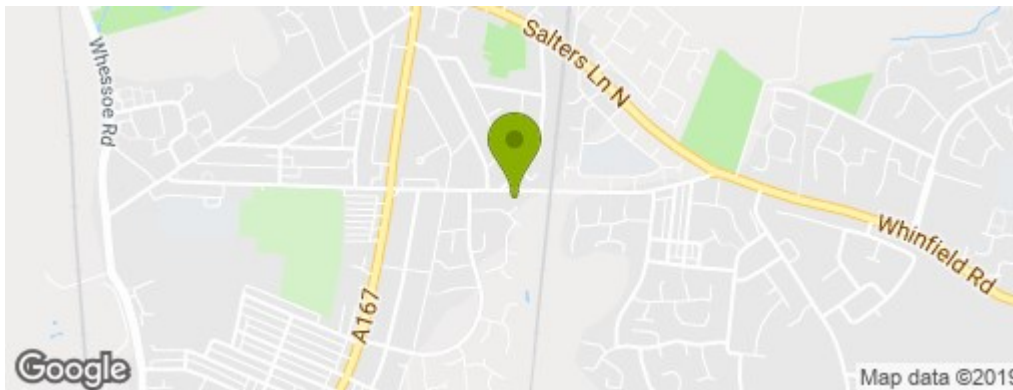
GROUND FLOOR



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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