



Sanderson Road

Darlington DL2 2AU

Or Nearest Offer £200,000





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Sanderson Road

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- Three Bedroom Semi-Detached Property
- Off Street Parking
- Ideal Family Home

- Sought After Hurworth Location
- Well Presented
- Council Tax Band B

- Village Surroundings
- River Tees Nearby
- EPC Rating D

Located on the charming Sanderson Road in Hurworth, Darlington, this delightful three-bedroom semi-detached house offers a perfect blend of comfort and practicality. Upon entering, you are welcomed into a spacious reception room that provides an inviting atmosphere for relaxation and entertaining guests.

The property boasts three well-proportioned bedrooms, ideal for families or those seeking extra space for guests or a home office. The bathroom is conveniently located, ensuring ease of access for all residents.

One of the standout features of this home is the impressive kitchen diner, which serves as the heart of the house. This area is perfect for family meals and gatherings, allowing for a warm and sociable environment. Additionally, the utility room can easily be transformed into a home office, catering to the needs of modern living and remote work.

Outside, the property is complemented by amazing gardens that provide a serene outdoor space for relaxation and recreation. The well-maintained gardens are perfect for gardening enthusiasts or those who simply wish to enjoy the beauty of nature.

Parking is a breeze with off-street parking available for two vehicles, ensuring convenience for you and your guests.

This semi-detached house on Sanderson Road is not just a home; it is a lifestyle choice, offering a peaceful setting while being close to local amenities. It is an excellent opportunity for anyone looking to settle in a friendly community. Don't miss the chance to make this lovely property your own.

Entrance Hall

Lounge

13'6 x 11 (4.11m x 3.35m)

Kitchen/Diner

14'6 x 9'4 (4.42m x 2.84m)

Utility Room / Office

First Floor Landing

Bedroom One

13'8 x 9'5 (4.17m x 2.87m)

Bedroom Two

11'2 x 10'8 (3.40m x 3.25m)

Bedroom Three

8'11 x 8'2 (2.72m x 2.49m)

Bathroom

Externally

To the front there is an enclosed courtyard and driveway providing off street parking and double gated access to the rear.

Tenure

Freehold

Property Details

Local Authority: Darlington
Council Tax Band: B
Annual Price: £1,940
Conservation Area No
Flood Risk Very low
Floor Area 839 ft 2 / 78 m 2
Plot size 0.06 acres

Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
15 Mbps
Superfast
76 Mbps
Ultrafast
1800 Mbps
Satellite / Fibre TV Availability

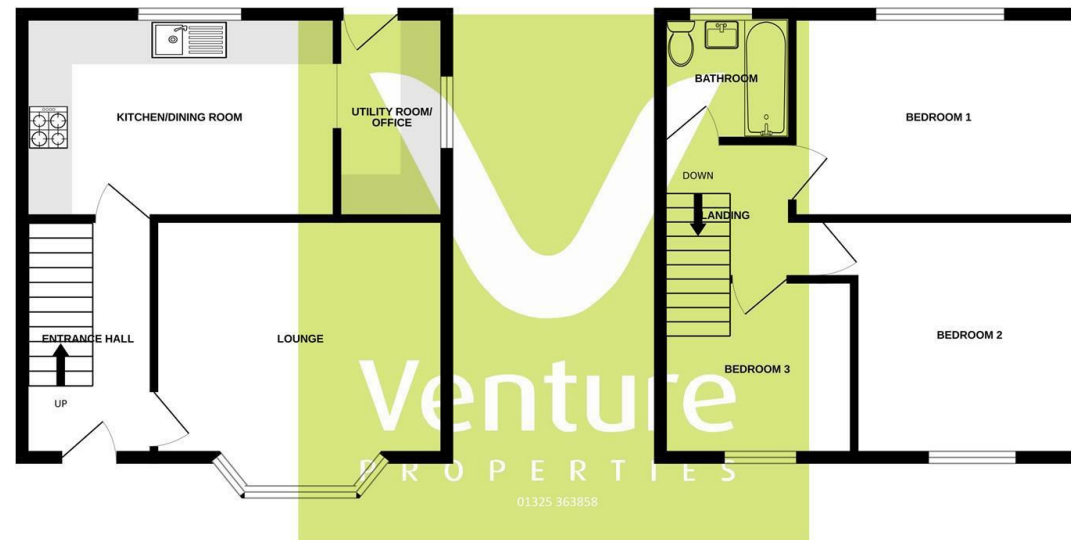
BT
Sky
Virgin

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

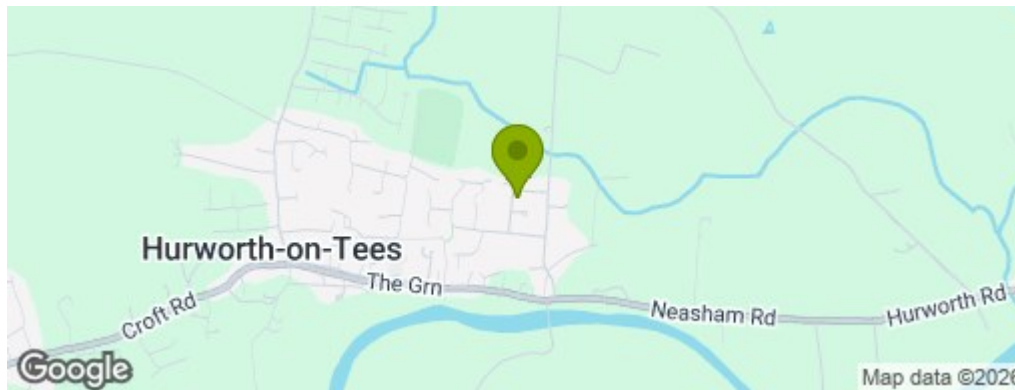
GROUND FLOOR

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