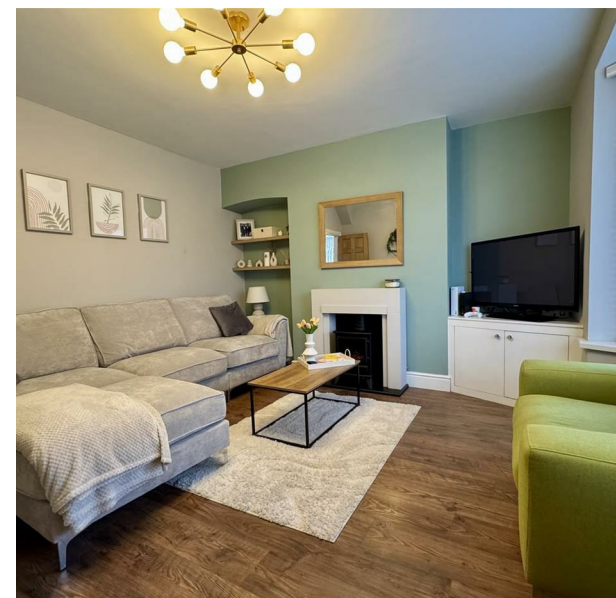


Middleham Road, Darlington, DL1 3DH
Offers in the region of £184,995



Middleham Road, Darlington, DL1 3DH
Offers in the region of £184,995
Council Tax Band: B

Located in the popular Harrowgate Hill area of Darlington, this extended semi-detached home presents an excellent opportunity for first time buyers and families. The property boasts a sumptuous interior design that creates a warm and inviting atmosphere throughout.

Upon entering, you will find a spacious reception room, perfect for entertaining guests or enjoying quiet family evenings. The highlight of this home is the stunning kitchen with open aspect to a large ground floor extension, which features a delightful family room adorned with bi-fold doors that seamlessly connect the indoor space to the garden. This design not only enhances the natural light but also provides a wonderful setting for outdoor gatherings during the warmer months.

The property comprises a ground floor bathroom, and three well-proportioned first floor bedrooms, offering ample space for rest and relaxation.

For those with vehicles, the driveway accommodates parking for up to three cars, ensuring convenience for residents and visitors.

Situated close to local shops, this home is ideally located for easy access to everyday amenities, making it a practical choice for modern living. With the added benefit of being open to offers, this property presents a fantastic opportunity to secure a lovely family home in a desirable area.

Ground floor
Entrance lobby, lounge, inner hallway, and ground floor bathroom. Beautifully appointed kitchen seamlessly flowing to the garden room extension, ideal for entertaining, with bifold doors to the garden.

First floor
Landing, opening to the bedrooms, consist of two doubles and a good size a single.

Externally
Block paved driveway, allowing parking for three vehicles (restricted numbers for larger vehicles). Side access to the rear garden, considered relatively low maintenance, and what was formally a garage is now for storage only (please note cracking has been observed to the rear).

Please note:
Council tax Band - B
Tenure - Freehold
EPC Rating: TBC
Total sq ft to be considered guide only.

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Disclaimer:
These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. They do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must

themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations, or any type of appliances which may be included.

Principal Elevation

Entrance Lobby

Lounge
12'5" x 14'5" (3.80 x 4.40)

Kitchen
11'9" x 10'5" (3.60 x 3.20)

Family Room
16'4" x 8'10" (5.00 x 2.70)

Bathroom
5'6" x 6'6" (1.70 x 2.00)

First Floor Landing

Principal Bedroom
14'9" x 11'1" (4.50 x 3.40)

Second Bedroom
9'2" x 11'9" (2.80 x 3.60)

Third Bedroom
8'6" x 8'10" (2.60 x 2.70)

Rear Garden



Middleham Road, Darlington, DL1 3DH

Approximate Gross Internal Area: (980 sq ft - 91 sq m.)



65 Duke Street

Darlington

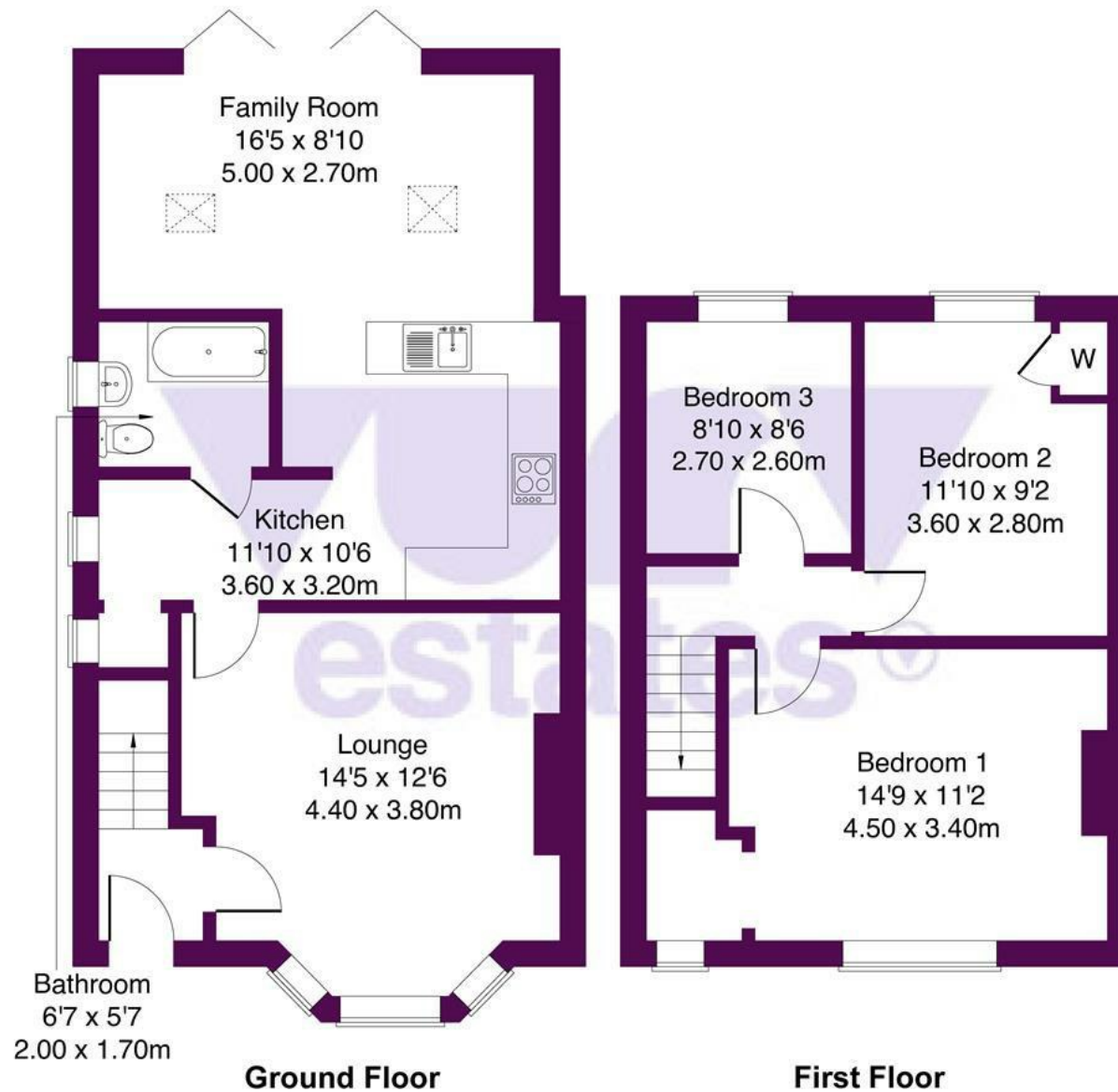
County Durham

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		65
(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