

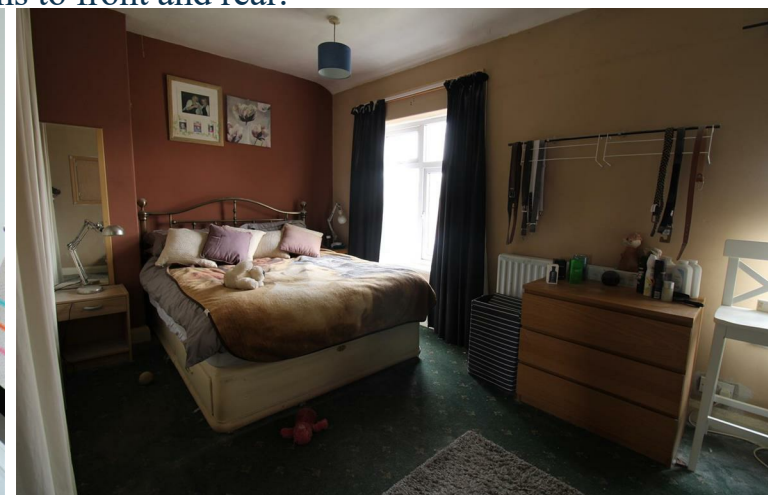


## **71 THE LEAS, DARLINGTON, DL1 3DA**

### **Offers In The Region Of £120,000**

We have pleasure in offering for sale this **TWO BEDROOM SEMI DETACHED PROPERTY** to the market which is located in the popular Harrowgate Hill area of Darlington.

The home would suit a variety of purchasers. The property offers excellent family accommodation with lounge, kitchen / dining room. To the first floor there are two bedrooms and a family shower room, there are gardens to front and rear.



The Leas is situated in the Harrowgate Hill area of Darlington and always proves popular with a host of buyers. The location is ideal for local shops and chain store supermarkets. A number of good local schools are on hand along with regular bus services and excellent transport links towards the A1M, both north and south.

Viewing comes highly recommended.

TENURE: FREEHOLD  
COUNCIL TAX : B

**RECEPTION HALLWAY**

The UPVC entrance door opens into the reception hallway which provides access into the Lounge and first floor landing via the staircase.

**LOUNGE**  
**13'5 x 12'09 (4.09m x 3.89m)**

A spacious reception room having a UPVC bay window to the front aspect and feature fireplace which makes a lovely focal point of the room. The lounge leads through to the Kitchen/Diner.

**KITCHEN/DINER**  
**16'5 x 8'00 (5.00m x 2.44m)**

Fitted with an ample range of white wall, floor and drawer cabinets with complimentary black work surfaces and stainless steel sink unit. The integrated appliances include a electric oven , gas hob and stainless steel extractor hood. There is plumbing for an automatic washing machine. The room is spacious easily accommodating for a dining table with two UPVC windows overlooking the rear and a door leading out.

**FIRST FLOOR LANDING**

Leading to both bedrooms and shower room/wc.

**BEDROOM ONE**  
**13'06 x 11'02 (4.11m x 3.40m)**

A spacious master bedroom having two UPVC windows overlooking the front aspect.

**BEDROOM TWO**  
**8'06 x 9'00 (2.59m x 2.74m)**

A sizeable single room having a UPVC window overlooking the rear aspect.

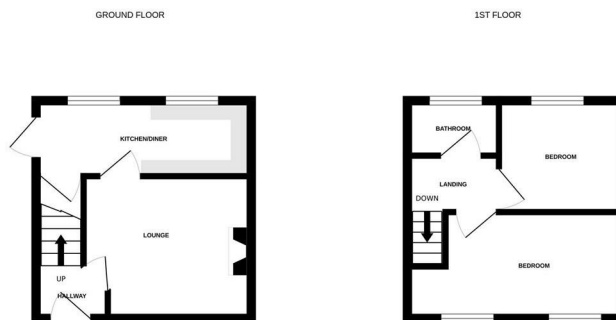
**SHOWER ROOM/WC**

Fitted with a white suite to include a corner shower cubicle with mainsfed shower , the hand basin is situated within a handy vanity storage unit and there is a low level WC. There is a UPVC window overlooking the rear.

**EXTERNALLY**

The front has been designed for ease of maintenance enclosed by brick built wall with pedestrian timber gate , there is access to the rear garden.

The rear garden is mainly laid to lawn with a decked seating area to the rear and paved patio seating area also.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by the prospective purchaser. The services, fixtures and appliances shown have been tested and no guarantee is made with respect to their condition or operation.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.

