



73 HARGREAVE TERRACE, DARLINGTON, DL1 5LF

Offers In Excess Of £80,000

We offer for sale a TWO DOUBLE BEDROOMED mid terrace residence that is situated within the most convenient location, within walking distance to Darlington's town centre and having the train station near by plus excellent bus routes and transport links. The newly refurbished Hippodrome Theatre is literally on the doorstep. The property had previously been let successfully and is available with no onward chain, little updating is required to the decor but would make a good first time buy or ideal for a landlord.



Warmed by gas central heating and with the benefit of double glazing, other benefits to the property include:

- Brand new roof fitted 6/8/21 with a 10 year warranty (see attached)
- Brand new combo boiler fitted 1/9/22
- New shower unit fitted 10/8/24
- New cooker, hob and extractor fitted 1/2/22

HALLWAY

With staircase to the first floor and access to the Lounge

LOUNGE

12'09 x 12'04 (3.89m x 3.76m)

With window to the front aspect feature fireplace and access to the Kitchen.

KITCHEN

16'07 x 7'00 (5.05m x 2.13m)

Fitted with a range of white wall floor and drawer units, contrasting work surfaces and access to the utility.

UTILITY

8'3 x 7'10 (2.51m x 2.39m)

Useful space with plumbing for a washing machine.

FIRST FLOOR

BEDROOM ONE

13'05 x 10'02 (4.09m x 3.10m)

With window to the front aspect, a generous double .

BEDROOM TWO

10'10 x 5'11 (3.30m x 1.80m)

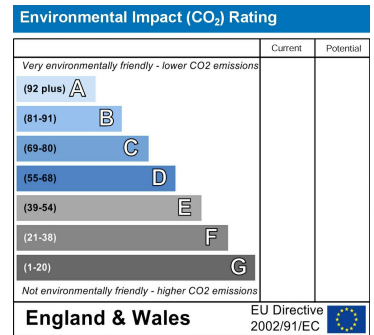
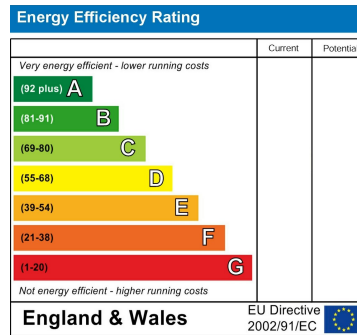
With window to the front aspect.

BATHROOM/WC

Fitted with a white suite comprising corner bath, separate walk in shower, wc and hand basin.

EXTERNALLY

Externally the property benefits from a raised patio to the front, to the rear there is a enclosed rear yard with a gate to access the rear service lane.



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.

