



*Ann Cordey*  
ESTATE AGENTS

30 Middleham Road, Darlington, DL1 3DJ  
Offers In The Region Of £135,000



## 30 Middleham Road, Darlington, DL1 3DJ

This lovely TWO BEDROOMED semi-detached residence is superbly presented in ready to move into order and available with NO ONWARD CHAIN. Situated in a desired tree lined street within the Harrowgate Hill area of Darlington and boasting two reception rooms and a kitchen extension. To the first floor there are two good sized bedrooms and a modern bathroom/WC.

Externally the property sits in landscaped gardens which are easy to maintain. The front garden is enclosed by wrought iron railings with a single gate and raised bed with pebble display. A wooden gate to the side leads down to the rear garden which is enclosed and has a paved seating area with steps up to an astro-turf lawn which is edged with raised garden beds which are stocked with flowering plants and flowers. There is also a decked seating area which catches the late sunshine. The rear garden is an attractive space and quite private.

The Harrowgate Hill area is very convenient with local shops and larger supermarket chains on hand. There are regular bus services and excellent transport links to the A1M (both north and south) and the A66 and to Darlington's town centre. The local schools of the area are also close by. The property has been very well maintained and is immaculately presented, warmed by gas central heating, fully double glazed and available with.

TENURE: Freehold

COUNCIL TAX:

### RECEPTION HALLWAY

The UPVC entrance door is to the side and opens into the reception hallway which has the staircase to the first floor and leads to the lounge and dining room.

### LOUNGE

**14'3" x 12'11" (4.35 x 3.96)**

A good sized reception room with stylish decor and having a walk in bay window to the front and alcoves to the chimney breast.

### DINING ROOM

**14'2" x 10'1" (4.33 x 3.08)**

The second reception room is of a good size and can easily accommodate a family dining table or soft seating. There is a practical laminate floor and a useful understairs storage cupboard. The room is open plan to the kitchen and has a window overlooking the garden.

### KITCHEN

**12'4" x 12'4" (3.78 x 3.78)**

Upgraded and well planned with an ample range of cream wall, floor and drawer cabinets with complimenting work surfaces with textured sink. The integrated appliances include an electric oven and hob with splashback and an under counter fridge there is also plumbing for an automatic washing machine. The room has a window to the side and a upvc door opening onto the rear garden.

### FIRST FLOOR

### LANDING

Leading to both bedrooms and to the bathroom/wc.

### BEDROOM ONE

**14'3" x 11'1" (4.35 x 3.40)**

A generous master bedroom overlooking the front aspect.



## BEDROOM TWO

12'6" x 6'0" (3.82 x 1.85)

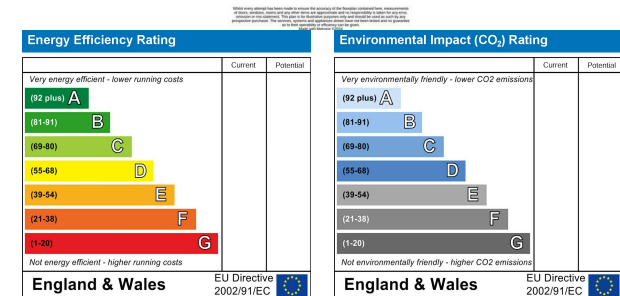
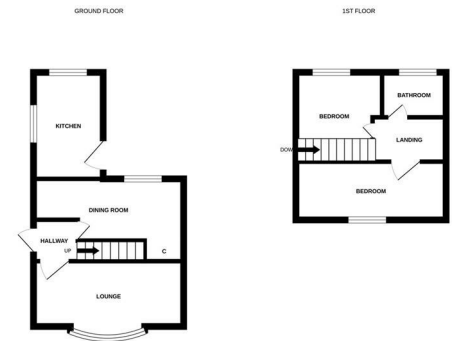
Bedroom two is also a good sized room this time overlooking the rear aspect.

## BATHROOM/WC

Fitted with a stylish modern suite with a stand alone bath with a chrome handheld shower mixer. There is also a pedestal hand basin and WC and the room has been finished with neutral toned ceramic tiling and has a window to the rear aspect.

## EXTERNALLY

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

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