



## The Headlands

Darlington DL3 8RP

Offers In The Region Of £275,000







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# The Headlands

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- Four Bedrooms
- Garage

- Town House
- Council Tax Band D

- Garden Room
- EPC Rating tbc

This immaculately presented four bedroom town house property comes to the market and is located in the West End of Darlington well situated for outstanding local schools. The property offers well configured, spacious versatile family living and entertaining space over three floors and would make the perfect family home.

benefits from large living area with balcony, dining room, four bedrooms, kitchen/breakfast room, bathroom, double garage, on the ground floor, garden to the rear and off street parking for multiple vehicles to the front. The property is close to Mowden shops, as well as primary and secondary schools, and also sixth form colleges.

Early viewing is highly recommended.

## Entrance Hall

Composite door to front, staircase to first floor, and radiator. Access to garage and store room.

## Utility Room

Space for washing machine and tumble dryer. Downstairs Cloaks, w/c, wash hand basin and radiator.

## First Floor Landing

Storage cupboard.

## Lounge

21'11 x 11'11 (6.68m x 3.63m)

Spacious area leading to balcony with double sliding doors. Two radiators.

## Kitchen

16'8 x 9'7 (5.08m x 2.92m)

Upvc double glazed window to rear, wall, base and drawer units with stainless steel sink unit and mixer tap. Eye level double oven and electric hob. There is space for fridge freezer and dishwasher.

## Dining Room

11'11 x 10'1 (3.63m x 3.07m)

Upvc double glazed window to rear and radiator.

## Second Floor Landing

### Bedroom One

13'2 x 12 (4.01m x 3.66m)

Upvc double glazed window to front, fitted wardrobes and radiator.

### Bedroom Two

12 x 8'7 (3.66m x 2.62m)

Upvc double glazed window to front and radiator.

### Bedroom Three

10'8 x 10'1 (3.25m x 3.07m)

Upvc double glazed window to rear and radiator.

### Bedroom Four

10'10 x 8'11 (3.30m x 2.72m)

Upvc double glazed window to rear and radiator.

## Bathroom

P shaped bath with shower over and screen, w/c, wash hand basin and heated towel rail.

## Externally

To the rear is mainly laid to lawn with patio area and Garden Room, To the front there is off street parking and access to the garage.

## Council Tax

Band

## Tenure

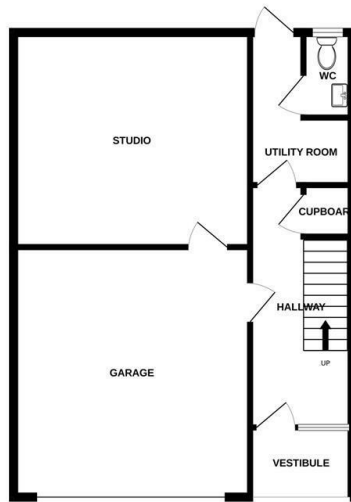
Freehold

## Note

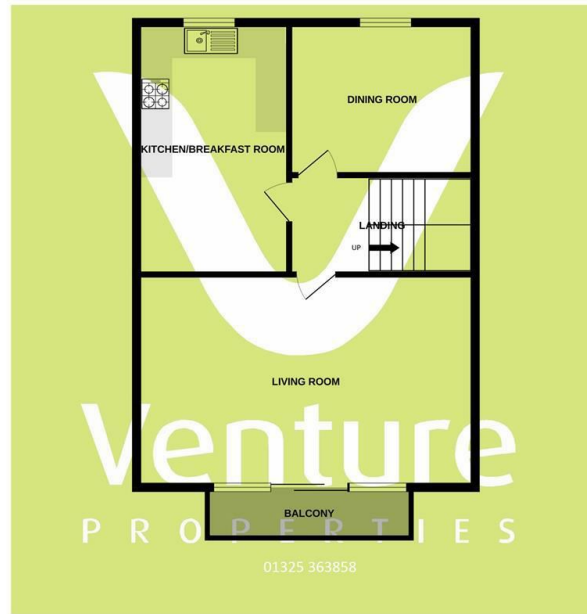
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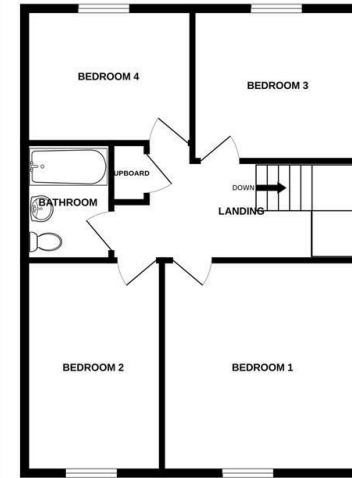
GROUND FLOOR



1ST FLOOR



2ND 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

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