



## The Leas

Darlington DL1 3DA

Offers Over £145,000





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# The Leas

Darlington DL1 3DA



- Semi-Detached Extended Property
- Harrowgate Hill Location

- Three Bedrooms
- Council Tax Band B

- Large Rear Garden
- EPC Rating D

This well presented, extended three bedroom semi detached property is located within the popular Harrowgate Hill area of Darlington within close proximity to local bus routes, popular schooling, retail parks and access out of town to both A19 , A1 north and south and A66.

The property has been extended and offers versatile family living and entertaining space, there are three bedrooms to the first floor, bathroom. Off street parking to the front and a large garden to the rear.

Viewing is recommended.

## Entrance Hall

Upvc double glazed door to side, staircase to first floor landing and radiator.

## Lounge

14'10 x 10'11 (4.52m x 3.33m)

Upvc double glazed bay window to front and radiator.

## Dining Room

14'10 x 9'00 (4.52m x 2.74m)

Upvc double glazed windows to side and rear, under stairs storage and radiator.

## Kitchen

9'10 x 10'3 (3.00m x 3.12m)

Upvc double glazed window to rear, fitted with wall, base and drawer units, sink, four ring gas hob and an oven. There is space for washing machine and fridge freezer a upvc door to rear and radiator.

## First Floor Landing

### Bedroom One

15'00 x 10'10 (4.57m x 3.30m)

Upvc double glazed window to front and radiator.

### Bedroom Two

9'11 x 6'9 (3.02m x 2.06m)

Upvc double glazed window to rear and radiator.

### Bedroom Three

12'4 x 6'00 (3.76m x 1.83m)

Upvc double glazed window to side and radiator.

## Bathroom

Upvc double glazed obscure window to rear, panelled bath with shower over, low level w.c and wash hand basin.

## Externally

To the front there is

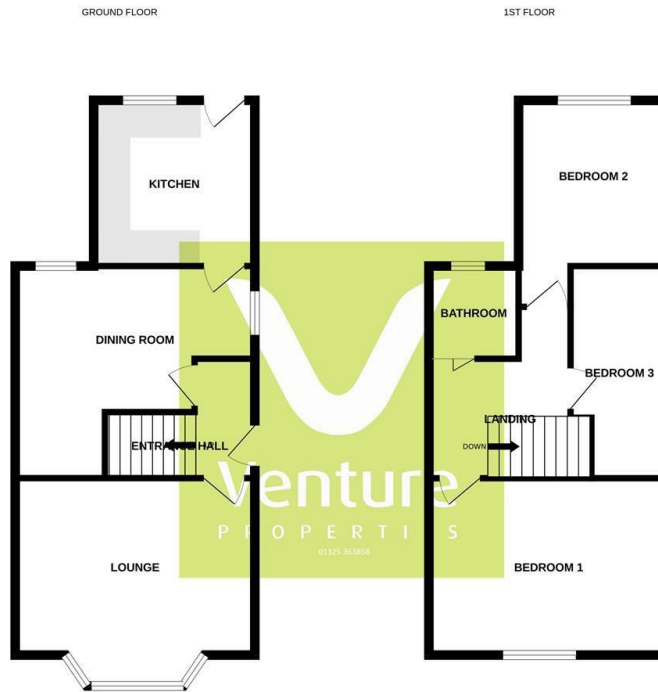
To the rear is mainly laid to lawn with patio area and shed.

## Council Tax

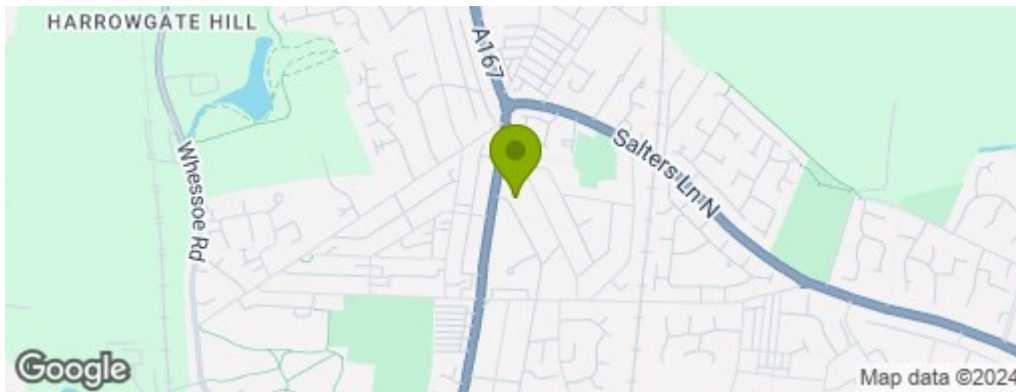
Band

## Tenure

## Note



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other details 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, fixtures and appliances shown here are for illustrative purposes only and no guarantee as to their availability or efficiency can be given. Made with Metagen ©2024



## Property Information

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