



Oriel Court

Darlington DL1 2YE

£295,000





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- Four Bedroom Detached Property
- Downstairs W.C

- Harrowgate Hill Location
- Council Tax Band C

- Off Street Parking & Garage
- Epc Rating tbc

This well presented three bedroom detached property comes to the market and is located in the Harrowgate Hill area of Darlington allowing easy access to many amenities including popular schools, bus routes, retail outlets and access to both A1(M) North and South and A(19) and A(66) Teesside. The property benefits from gas central heating and Upvc double glazing throughout.

Externally there are well maintained gardens to the front and rear with off street parking to the front.

Viewing is high recommended.

Entrance Hall

Upvc double glazed door to front, staircase to first floor landing, radiator and wooden flooring.

Office

16'3 x 6'9 (4.95m x 2.06m)

Upvc double glazed window to front and radiator.

Downstairs W.C

With w.c and wash hand basin.

Lounge

21'7 x 12'7 (6.58m x 3.84m)

Upvc double glazed bow window to front, fireplace with electric fire, coving to ceiling, wooden floor, radiator and double glazed doors leading to dining room.

Dining Room

15'4 x 8'1 (4.67m x 2.46m)

Ample space for table and chairs, coving to ceiling, double glazed French doors to rear, wooden flooring and radiator.

Kitchen

15'4 x 14'10 (4.67m x 4.52m)

Upvc double glazed window to rear, spacious and airy with fitted wood effect wall, base and drawer units and contrasting worktops. There is a four ring gas hob with extractor over and an eye level oven. Tiled floor and access to loft.

First Floor Landing

Bedroom One

17'10 x 14'11 x 6'8 (5.44m x 4.55m x 2.03m)

Two upvc double glazed windows to front, built in wardrobes and two radiators.

Bedroom Two

15'8 x 12'6 x 12'2 (4.78m x 3.81m x 3.71m)

Upvc double glazed window to rear and radiator.

Bedroom Three

10'1 x 9'3 (3.07m x 2.82m)

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

Bathroom

Two upvc double glazed obscure windows to rear, fitted with panelled bath, double shower cubicle, low level w.c, wash hand basin, tiled floor and radiator.

Externally

To the front there is ample off street parking and gated access to the rear.

To the rear there is spacious enclosed garden with raised decking area, lawn area and gazebo with space for seating.

Council Tax

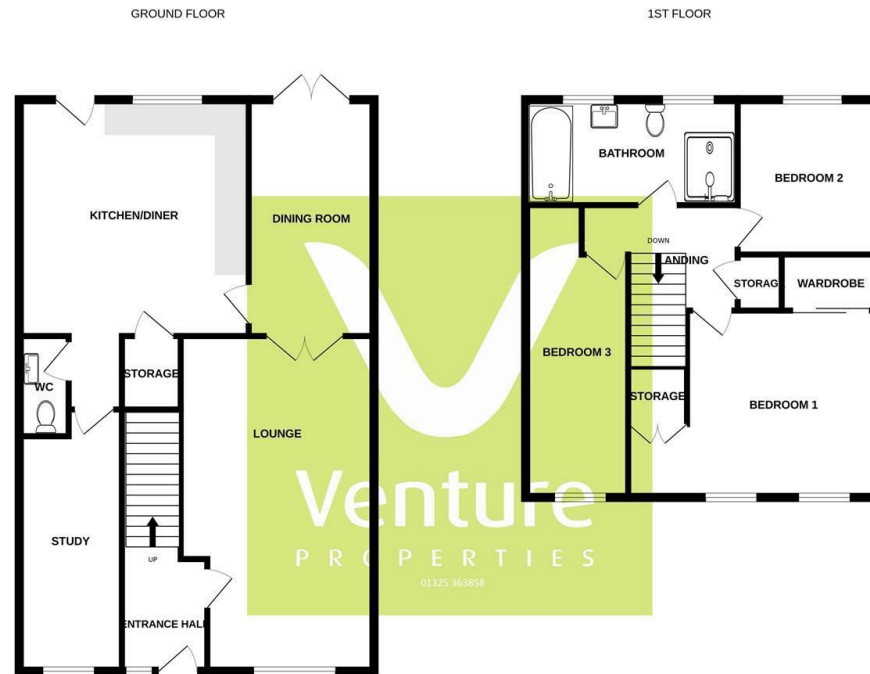
Band C

Tenure

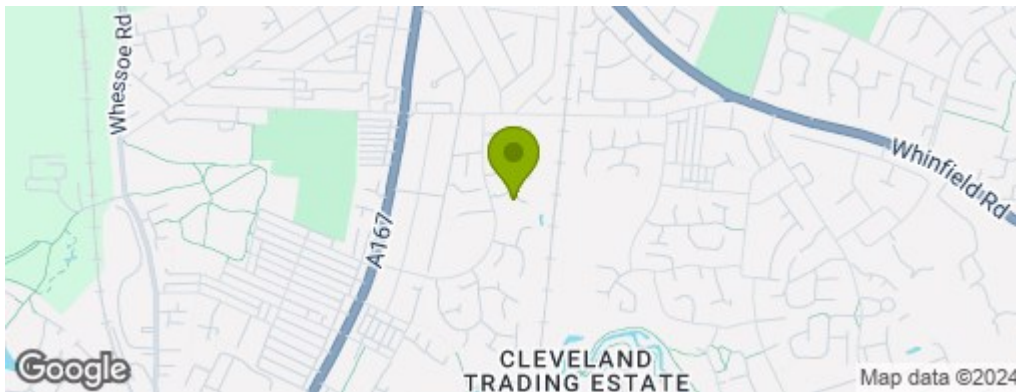
Freehold

Note

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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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