



**Lansdowne Street**

Darlington DL3 0NH

**Offers Over £90,000**







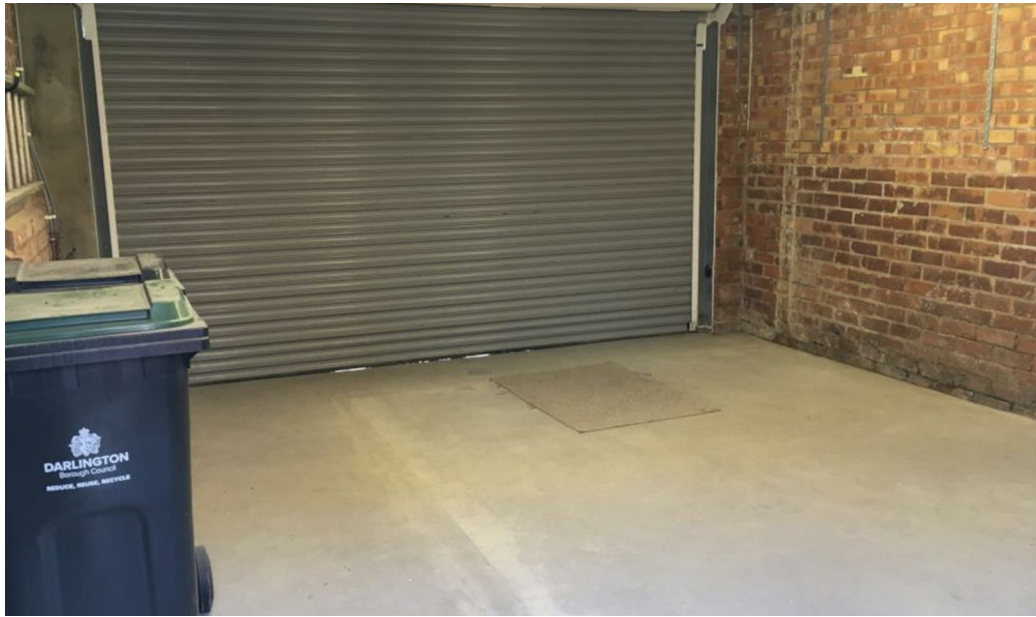
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# Lansdowne Street

Darlington DL3 0NH



- Two Bedroom Mid-Terrace Property
- Council Tax Band A
- Must Be Viewed Internally

- North Road Area of Darlington
- EPC Rating C
- Close To Amenities

- Close to Schools and Amenities
- Forecourt To Front
- Large Garage To Rear 5.2m x 4.5m

## \*\*\*LARGE TERRACE WITH DOUBLE GARAGE TO REAR \*\*\*

This immaculately presented two bedroom mid terrace property comes to the market with no onward chain and is located in the Harrowgate Hill area of Darlington.

In brief the home comprises of: Entrance Vestibule, Two Reception Rooms, Kitchen, Two Bedrooms to the first floor, with Bathroom, enclosed Yard to the rear with a Double Garage and forecourt to the front. The property also benefits from gas central heating and double glazing.

Tiled roof was updated January 2023. Felt Roof of the kitchen extension was renewed in 2019.

Included in the sale are all fixtures, fittings and furniture.

Viewing is recommended.

### Entrance Vestibule

Composite door to front and staircase to first floor landing.

### Lounge

14'2 x 10'11 (4.32m x 3.33m)

Upvc double glazed bow window to front, wall mounted bio-fuel fire and radiator.

### Dining Room

14'3 x 10 (4.34m x 3.05m)

Upvc double glazed door to rear, under stairs storage, radiator and Kamdean flooring.

### Kitchen

8'9 x 6'11 (2.67m x 2.11m)

Upvc double glazed window to side, fitted with wall, base and drawer units, composite sink with mixer tap, four ring gas hob and electric oven with extractor over. In-built under counter fridge, freezer, washer-dryer and free standing dishwasher. Kamdean flooring.

### First Floor Landing

Access to the loft.

### Bedroom One

14'2 x 10'11 (4.32m x 3.33m)

Upvc double glazed window to front and radiator.

### Bedroom Two

13'4 x 7'2 (4.06m x 2.18m)

Upvc double glazed window to rear and radiator.

### Bathroom

Upvc double glazed obscure window to rear, bath with shower over and screen, w.c, wash hand basin, radiator and Kamdean flooring.

### Externally

To the front is an enclosed gated forecourt.

To the rear there is an enclosed yard with a double garage.

### Garage

17'0" x 14'6" (5.18m x 4.42m)

Garage internal dimensions: 5.2m (17ft) long x 4.5m (14ft 6") wide The garage has electric, hot & cold water and intruder alarm which is included in the house alarm system.

### Property Information

Local Authority

Darlington

Council Tax

Band:

A

Annual Price:

£1,506

Conservation Area

No

Flood Risk

No Risk

Floor Area  
785 ft 2 / 73 m 2  
Plot size  
0.02 acres  
Mobile coverage

EE  
Vodafone  
Three  
O2  
Broadband

Basic  
8 Mbps  
Superfast  
80 Mbps  
Ultrafast  
9000 Mbps  
Satellite / Fibre TV Availability

BT  
Sky

### Tenure

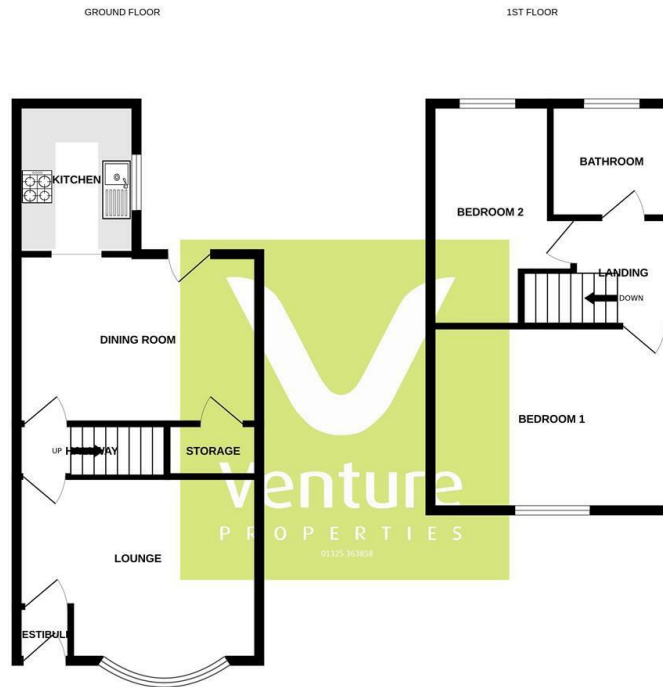
Freehold

### Note

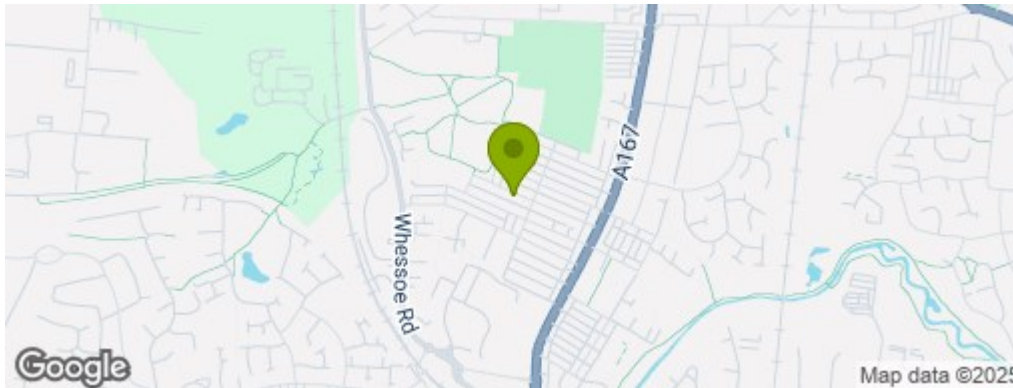
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While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for the proposed property only and should be used as a guide only. Prospective purchasers should verify the accuracy of the floorplan and measurements before making any decision as to their suitability or efficiency can be given. Map data ©2025



## Property Information

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