



Leyburn Road

Darlington DL1 2ET

Asking Price £145,000





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- Three Bedroom
- Gardens
- Council Tax Band B

- Mature Style Semi Detached
- Must Be Seen Internally

- Two Reception Rooms
- Epc Grade D

Nestled in the sought-after Harrowgate Hill area of Darlington, this charming three-bedroom semi-detached house offers a delightful blend of comfort and convenience. The property boasts two spacious reception rooms, providing ample space for both relaxation and entertaining guests.

The well-proportioned bedrooms are perfect for families or those seeking extra space for a home office or guest room. The mature gardens at both the front and rear of the house create a serene outdoor environment, ideal for enjoying the fresh air or hosting summer gatherings.

This home is situated in a popular location, making it an excellent choice for those looking to settle in a friendly community with easy access to local amenities. With its appealing features and prime location, this semi-detached house is a wonderful opportunity for anyone seeking a new home in Darlington.

Reception Hallway

The entrance door opens into the reception hallway, which has the staircase leading to the first floor and access into the Dining area.

Lounge

16'10 x 12'5 (5.13m x 3.78m)

Being light and bright having a UPVC bay window to the front aspect, there is a gas fireplace to cast a cosy glow when needed. The room is open plan to the kitchen/dining area.

Dining Room

10'6 x 9'10 (3.20m x 3.00m)

Easily accommodating a large family dining table and having a UPVC door leading to the rear garden.

Kitchen

9'10 x 9'7 (3.00m x 2.92m)

Fitted with an ample range of white wall floor and drawer cabinets with complimentary worksurfaces and stainless steel sink unit. The integrated appliances include a electric oven and induction hob with extractor fan. There is a UPVC window to the front aspect.

First Floor

Bedroom One

13'8 x 10'9 (4.17m x 3.28m)

A spacious master bedroom having a UPVC window to the front aspect.

Bedroom Two

9'0 x 8'0 (2.74m x 2.44m)

Having a UPVC window to the rear.

Bedroom Three

10'7 x 6'7 (3.23m x 2.01m)

A sizeable single bedroom having a UPVC window to the front aspect.

Shower room/W.C

Fitted with a white suite to include a corner shower cubicle with mainsfed shower. There is a pedestal hand basin, low level WC and a UPVC window to the rear.

Externally

The front of the property is paved to allow for off street parking. There is access to the rear garden via a gate.

The rear garden is mainly laid to lawn having a patio seating area and separate brick built Garage and two further sheds for storage.

Property Information

Local Authority

Darlington

Council Tax

Band:

B

Annual Price:

£1,757

Conservation Area

No

Flood Risk

No Risk

Floor Area

818 ft 2 / 76 m 2

Plot size

0.06 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

3 Mbps

Superfast

60 Mbps

Ultrafast

9000 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

Tenure

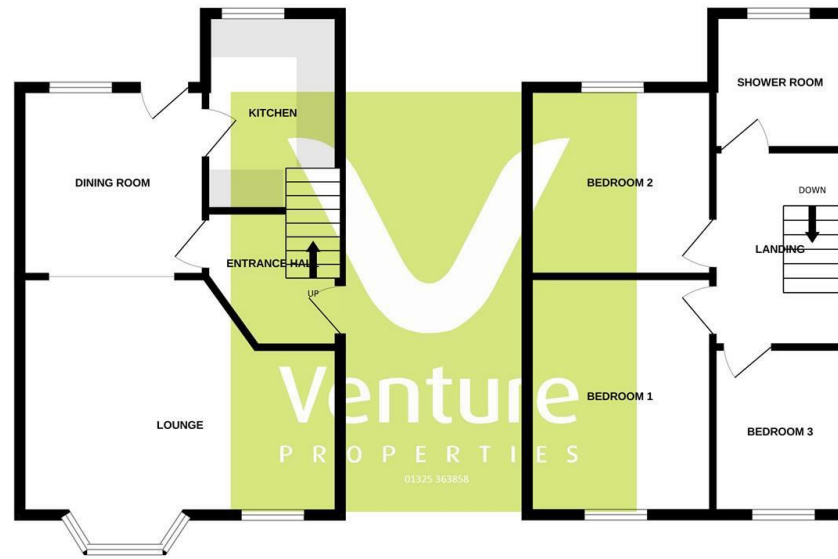
Freehold

Note

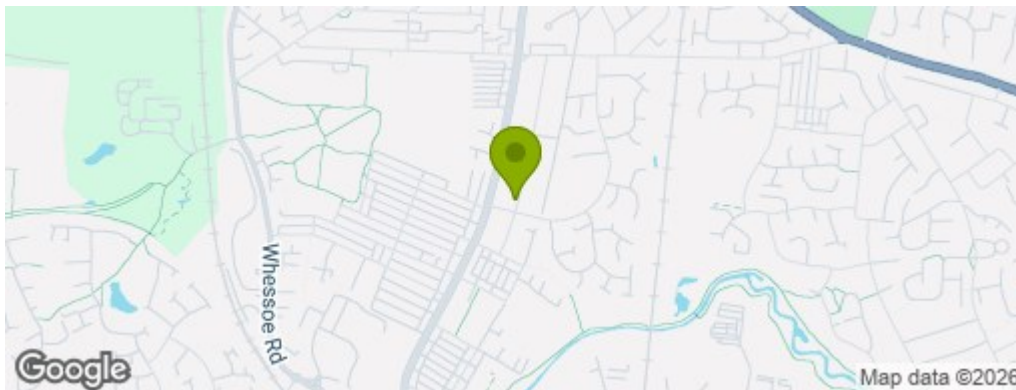
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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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