



**Lansdowne Street**

Darlington DL3 0NJ

**Offers Over £72,500**







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# Lansdowne Street

## Darlington DL3 0NJ



- Two Bedroom End Terrace
- Enclosed Courtyard
- EPC Grade

- Spacious Design
- Garage To Side
- Council Tax Band

- Can Be Sold With A Sitting Tenant Paying £550pcm
- Ideal Investment
- Situated In The Popular Harrowgate Hill Side Of Town

Spacious yet manageable two bedroom end terrace property located in this popular part of Darlington just off North Road, which lies within easy reach of local shops, amenities and schooling. The town centre is within walking distance, and only a short drive is required to the A1(M) & A66. Can be sold with or without a sitting tenant currently paying £550pcm.

Majority of the windows are double glazed, there is gas central heating via a Worcester Combi boiler and there is a larger than average Garage to the rear, ideal for secure parking or storage.

In our opinion this property will appeal to a variety buyers with viewings recommended at your earliest opportunity.

### GROUND FLOOR

Good size, yet cosy lounge to the front, leading to a light and airy kitchen/diner, ideal for entertaining providing a range of wall and base units with laminate work surfaces, incorporating a sink unit, gas hob, single oven and plumbing for a washing machine. There is a wall mounted Combi boiler providing gas central heating and domestic hot water. Through the kitchen is an enclosed courtyard leading to the garage.

### FIRST FLOOR

Landing opening to a well-equipped bathroom with white suite comprise panelled bath with shower attachment, vanity wash hand basin and W/C. Two double bedrooms, the master of particular size, the second bedroom with a built-in wardrobe.

### EXTERNALLY

Includes courtyard to rear and larger than average garage, accessible from the alley. It features lighting and power, perfect for a mechanical or DIY enthusiast.

### Lounge

11'5 x 11'4 (3.48m x 3.45m)

situated to the front with window and central heating radiator

### Kitchen/Diner

11'11 x 11'4 (3.63m x 3.45m)

situated to the rear with a range of wall and floor units, with access to the first floor and rear enclosed courtyard.

### First Floor Landing

### Bedroom One

11'6 x 11'2 (3.51m x 3.40m)

situated to the front, with window to front elevation

### Bedroom Two

7'5 x 11'4 (2.26m x 3.45m)

situated to the rear with window to rear elevation

### Bathroom

with a suite comprising panelled bath, pedestal wash hand basin and low level w.c.

### Externally

To the rear is an enclosed courtyard with access to Garage.

### Garage

15'2 x 12' (4.62m x 3.66m)

### Tenure

Freehold

### Property Details

Local Authority: Darlington

Council Tax Band: A

Annual Price: £1,581

Conservation Area: No

Flood Risk: Very low

Floor Area: 559 ft<sup>2</sup> / 52 m<sup>2</sup>

Plot size: 0.02 acres

Mobile coverage

EE

Vodafone

Three

C2

Broadband

Basic

8 Mbps

Superfast

75 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

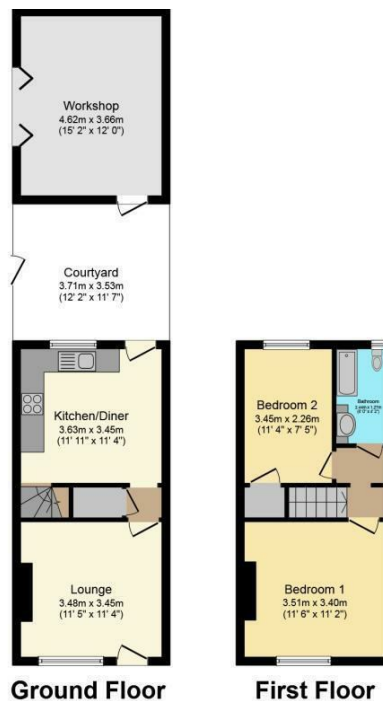
BT

Sky

Virgin

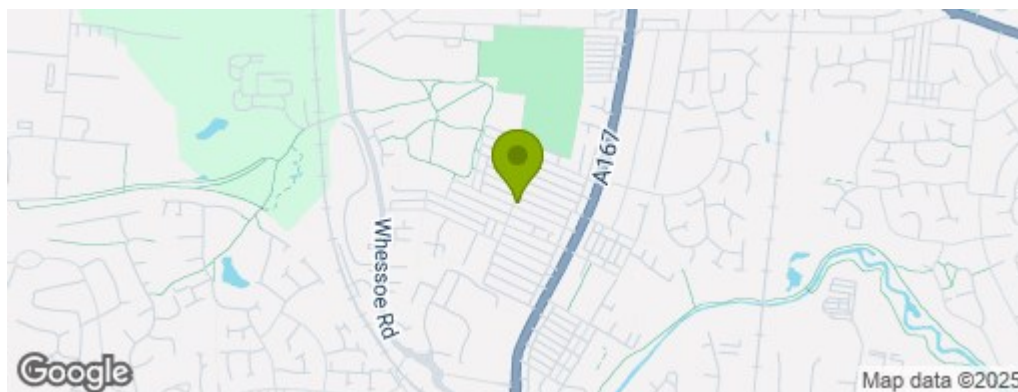
### Note

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house



Total floor area 75.0 sq. m. (807 sq. ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.  
Plan produced for Purple Bricks. Powered by PropertyBOX



## Property Information

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