



Harris Street
Darlington DL1 4HZ
£150,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Harris Street

Darlington DL1 4HZ



- Three Bedroom Property with Off Street Parking
- Popular Eastbourne Location
- Detached Single Garage
- Council Tax Band B
- Extremely Generous Garden to Rear
- Epc Rating D

Harris Street in Darlington, is a well-presented semi-detached house that offers a delightful blend of comfort and convenience. With three spacious bedrooms, this property is ideal for families or those seeking extra space. The two reception rooms provide ample room for relaxation and entertaining, ensuring that you can enjoy both quiet evenings and lively gatherings with ease.

The property boasts a generous rear garden with lots of potential. Perfect for outdoor activities, gardening, or simply enjoying the fresh air. This outdoor space is a wonderful addition, providing a private retreat for you and your loved ones. Furthermore, the house includes off-street parking for two vehicles, a valuable feature in today's busy world, allowing for easy access and peace of mind.

This home is not only well-presented but also situated in a desirable location, making it an excellent choice for anyone looking to settle in Darlington. With its combination of space, functionality, and outdoor charm, this property is sure to appeal to a wide range of buyers. Don't miss the opportunity to make this lovely house your new home.

Entrance Hall

Composite door to front and staircase to first floor landing.

Lounge

12'5 x 11'4 (3.78m x 3.45m)

Upvc double glazed bow window to front, feature brick fireplace with slate tiled hearth and radiator.

Dining Room

17'6 x 12'6 (5.33m x 3.81m)

Two Upvc double glazed windows to rear and side, under stairs storage and two radiators.

Kitchen

11'1 x 8'11 (3.38m x 2.72m)

Upvc double glazed window to rear, fitted with wall, base and drawer units, four ring gas hob and oven with extractor over. Composite sink with mixer tap, space for a washing machine and fridge freezer and part tiled walls. There is also a wall mounted boiler.

First Floor Landing

Upvc double glazed window to side, access to loft via drop down ladder. Loft has a Velux windows to rear, storage into eaves and lighting.

Bedroom One

13' x 10'5 (3.96m x 3.18m)

Upvc double glazed window to front and radiator.

Bedroom Two

12'1 x 10'5 (3.68m x 3.18m)

Upvc double glazed window to rear and radiator.

Bedroom Three

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

Upvc double glazed window to front and radiator.

Bathroom

Upvc double glazed obscure window to rear, panelled bath with shower over and screen, w.c, wash hand basin in vanity, heated towel rail and tiled walls.

Externally

To the front there is a low maintenance garden area, off street parking and side access to rear.

To the rear is an extremely generous garden which is mainly laid to lawn with patio area, there is also a brick built single garage.

Tenure

Freehold

Property Details

Local Authority: Darlington

Council Tax Band: B

Annual Price: £1,845

Conservation Area: No

Flood Risk: Very low

Floor Area: 1,054 ft² / 98 m²

Plot size: 0.11 acres

Mobile coverage

EE

Vodafone

Three

C2

Broadband

Basic

3 Mbps

Superfast

39 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

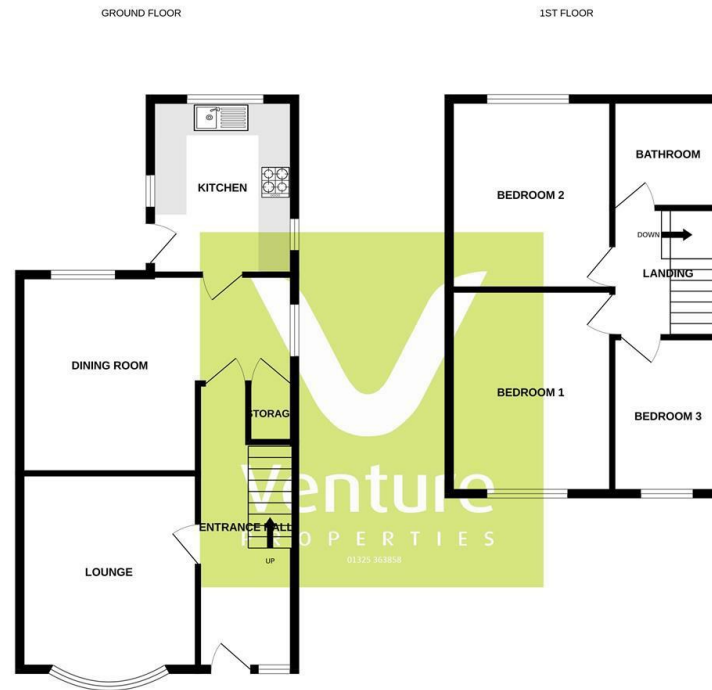
BT

Sky

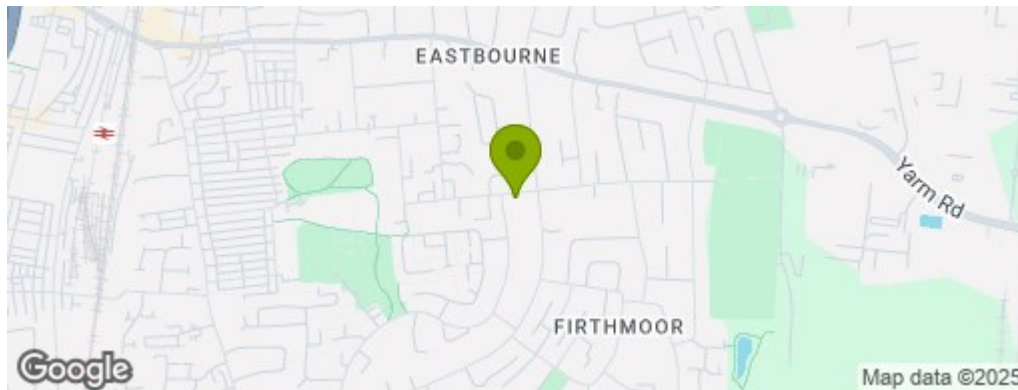
Virgin

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



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.
Made with Metrepro C2025



Property Information

01325 363858

45 Duke Street, Darlington, County Durham, DL3 7SD
sales@venturepropertiesuk.com