



**China Street**

Darlington DL3 0EJ

**£75,000**





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# China Street

Darlington DL3 0EJ



- Two Bedroom Mid Terrace
- Rear Courtyard

- Close to Schools and Amenities
- Council Tax Band A

- Ground Floor Bathroom
- Epc Rating D

Two bedroom mid terraced property located in the popular Harrowgate Hill area of Darlington. The property has been updated and improved by the current owners and offers a modern fitted kitchen and bathroom, gas central heating and Upvc double glazing. There are two bedrooms to the first floor with the added benefit of usable loft space. Harrowgate Hill offers many amenities including schools, shops and transport/motorway routes.

## Entrance Porch

Upvc door to front.

## Lounge/Diner

16' x 12'8 (4.88m x 3.86m)

Upvc double glazed window to front, electric fire in surround, radiator and laminate floor. There is space for a Dining table and chairs.

## Kitchen

16'7 x 7'10 (5.05m x 2.39m)

Upvc double glazed window to rear, fitted with a range of Beech wall, base and drawer units and contrasting worktops. Stainless steel sink with mixer tap, three is space for a fridge freezer, dishwasher, washing machine and cooker. Under stairs storage cupboard, part tiled walls and vinyl flooring.

## Rear Lobby

Door to side.

## Ground Floor Bathroom

Upvc double glazed obscure window to side, fitted panelled bath with mixer tap and spray. Low level w.c, wash hand basin and radiator. Tiled floor.

## First Floor Landing

Upvc double glazed window to rear, under stairs storage cupboard and fixed staircase to Attic room.

## Bedroom One

12'11 x 9'10 (3.94m x 3.00m)

Upvc double glazed window to front, storage cupboard and radiator.

## Bedroom Two

10'2 x 5'10 (3.10m x 1.78m)

Upvc double glazed window to front and radiator.

## Attic Room

15'3 x 7'7 (4.65m x 2.31m)

Velux window to rear.

## Externally

To the rear is and enclosed courtyard with gated access and outside tap.

## Tenure

Freehold

## Property Details

Local Authority: Darlington

Council Tax Band: A

Annual Price: £1,581

Conservation Area: No

Flood Risk: Very low

Floor Area: 947 ft 2 / 88 m 2

Plot size: 0.01 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

12 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

BT

Sky

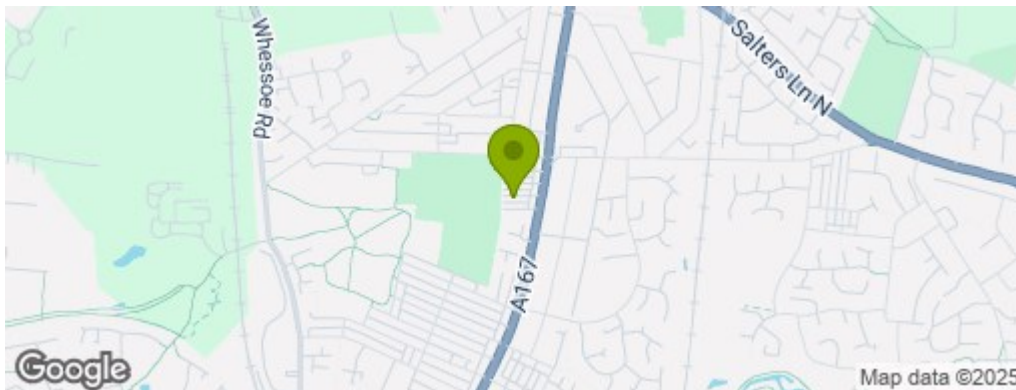
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## Note

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Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## Property Information

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