



Ridgeway

Darlington DL3 0SA

£115,000





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.



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- Three Bedroom Mid Link
- Gardens & Garage In Separate Block
- Ideal First Home Or Investment

- Popular Location
- Council Tax Band A

- No Onward Chain
- EPC Rating C

Nestled in the desirable Harrowgate Hill area of Darlington, this charming three-bedroom modern link house offers a perfect blend of comfort and convenience. The property features a well-proportioned reception room, ideal for both relaxation and entertaining guests. The three spacious bedrooms provide ample space for family living or can be easily adapted for home office use.

The house is equipped with double-glazed windows, ensuring a warm and quiet environment throughout the year. Gas central heating adds to the comfort, making it an inviting home during the colder months. The bathroom is well-appointed, catering to the needs of a modern family.

Outside, you will find a lovely garden, perfect for enjoying the fresh air or hosting summer barbecues. Additionally, the property benefits from off-street parking for one vehicle, providing added convenience in this bustling area.

With its modern amenities and prime location, this terraced house is an excellent opportunity for first-time buyers or families looking to settle in a friendly neighbourhood. Don't miss the chance to make this delightful property your new home.

Entrance Vesitable

With double glazed entrance door.

Lounge

15'8" x 16'2" (4.78m x 4.95m)

With double glazed window to the front, open plan staircase to the first floor and radiator.

Kitchen/Diner

16'4" x 9'1" (5.00m x 2.77)

Upvc double glazed window and door to the rear, fitted with a range of white wall, base and drawer units, contrasting work surfaces, New York style tiled walls, integrated hob, oven and extractor, one and a half bowl stainless steel sink unit with mixer tap, space for fridge/freezer, space for washing machine., The dining area has space for table and chairs, radiator, vinyl flooring, under stairs storage cupboard.

First Floor

Landing

Bedroom One

12'11" x 10'0" (3.96m x 3.05)

With double glazed window to the front and radiator.

Bedroom Two

12'2" x 7'10" (3.71 x 2.39)

Double glazed window to the rear, radiator and built in wardrobes

Bedroom Three

7'10" x 5'10" (2.39 x 1.80)

Double glazed window to the front and radiator.

Bathroom

Fitted with a suite comprising panelled bath with shower over, low level WC, wash hand basin, fully tiled walls and vinyl flooring

Externally

There is a driveway to the front of the property for off street parking. The rear garden has a paved area with lawn and outside water supply. There is also gated access and a garage in a separate block

Tenure

This property is freehold 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.

Property Details

Local Authority: Darlington

Council Tax Band: A

Annual Price: £1,581

Conservation Area: No

Flood Risk Very low

Floor Area 796 ft 2 / 74 m 2
Plot size 0.03 acres (2 Plots)
Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
7 Mbps
Superfast
43 Mbps
Ultrafast
1000 Mbps
Satellite / Fibre TV Availability

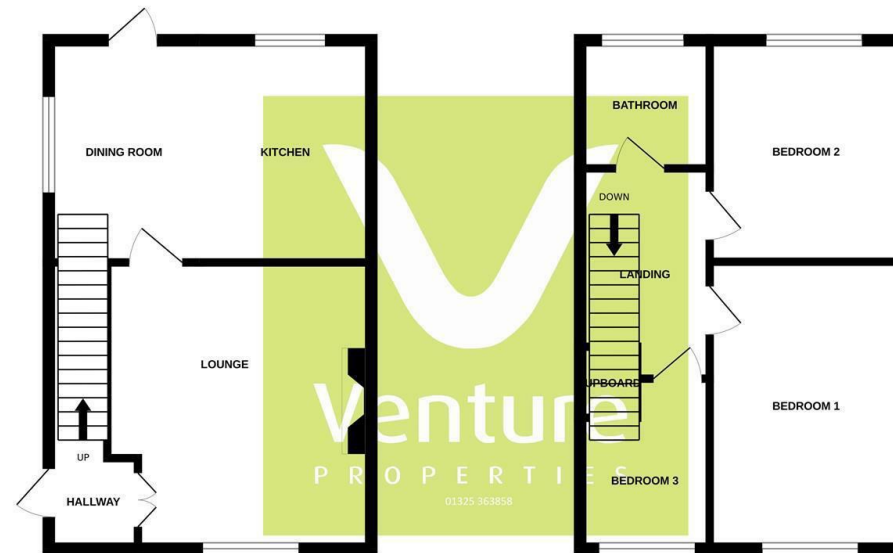
BT
Sky
Virgin

Note

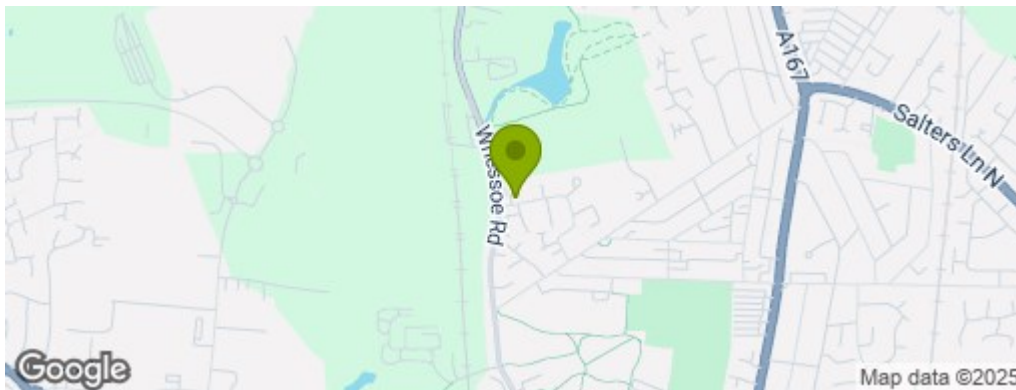
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GROUND FLOOR

1ST FLOOR



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.
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