



**Bowman Street**

Darlington DL3 0ER

**Offers Over £90,000**





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# Bowman Street

Darlington DL3 0ER



- Council Tax Band A
- Harrowgate Hill Area of Darlington
- Ideal Investment Property

- Epc Rating D
- Excellent Travel links

- Two Bedroom Property
- Close to Shops and Amenities

Situated in the popular Harrowgate Hill area of Darlington, this terraced house on Bowman Street presents an excellent opportunity for first-time buyers and investors. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining. The two double bedrooms are well-proportioned, ensuring comfort and versatility for your living arrangements.

One of the standout features of this mature two-bedroom home is the large rear garden, perfect for outdoor activities, gardening, or simply enjoying the fresh air. Additionally, the courtyard offers a delightful space for al fresco dining or a quiet retreat. The property also benefits from a forecourt, adding to its curb appeal.

With no onward chain, this home is ready for you to move in and make it your own. Its prime location means you are close to a variety of amenities, making daily life convenient and enjoyable. This property is not just a house; it is a place where you can create lasting memories. Don't miss the chance to view this lovely home and experience all it has to offer.

## Lounge

12'04 x 13'10 (3.76m x 4.22m)

Upvc double glazed bay window to front, fireplace with electric fire.

## Dining Room

12'04 x 8'07 (3.76m x 2.62m)

Upvc double glazed window to rear, under stairs recess.

## Kitchen

8'04 x 6'08 (2.54m x 2.03m)

Upvc double glazed window to rear and door to side. Fitted with cream wall, base and drawer units, stainless steel sink with mixer tap, tiled floor.

## Inner Lobby

Door to side.

## Bathroom

With a white suite comprising panelled bath with shower over, low level w.c. and wash hand basin. Upvc double glazed window to the side and radiator.

## Staircase/Landing

### Bedroom One

12'03 x 11'11 (3.73m x 3.63m)

Two Upvc double glazed windows to front and radiator.

### Bedroom Two

8'07 x 12'03 (2.62m x 3.73m)

Upvc double glazed window to rear and storage cupboard.

## Externally

To the front there is an enclosed forecourt with gate.

To the rear is a yard with outside tap, gated access leading to a further garden area with patio, pebbles and lawn with pergola and gated access to rear.

## Tenure

Freehold

## Property Details

Local Authority: Darlington

Council Tax Band: A

Annual Price: £1,581

Conservation Area No

Flood Risk Very low

Floor Area 731 ft 2 / 68 m 2

Plot size 0.04 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

4 Mbps

Superfast

56 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

BT

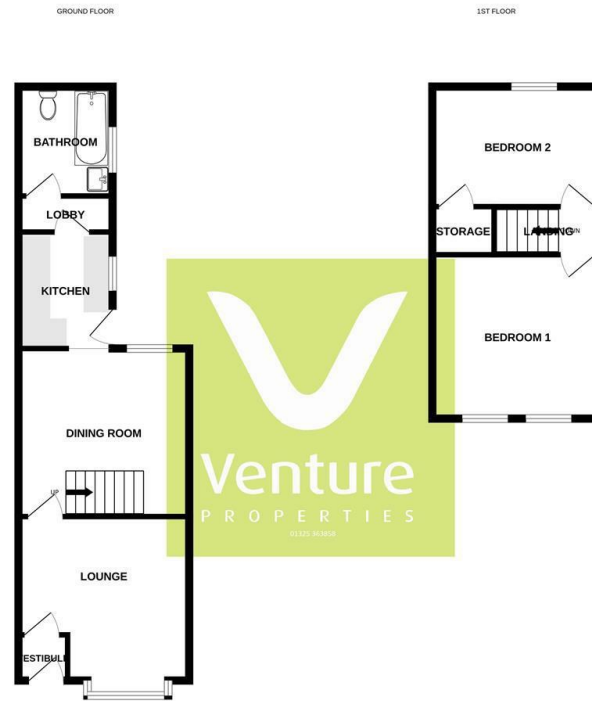
Sky

Virgin

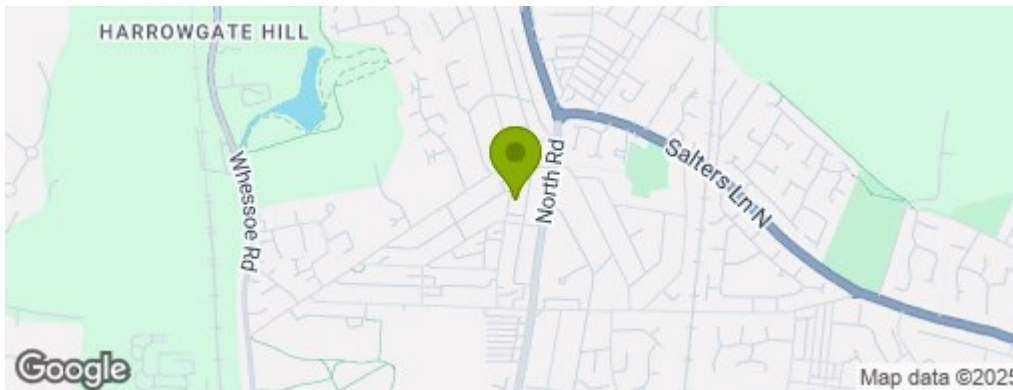
## Note

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## Property Information

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