



Davison Road

Darlington DL1 3DP

Asking Price £135,000





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.

Davison Road

Darlington DL1 3DP



- Two Bedroom Property
- Close to Shops and Schools
- Epc Rating C

- Harrowgate Hill Location
- Gas Central Heating & Double Glazing

- Off Street Parking
- Council Tax Band B

Davison Road in the Harrowgate Hill area of Darlington, is a well-presented semi-detached house that offers a delightful living experience. With two bedrooms, this property is perfect for small families, couples, or individuals seeking a comfortable home. The inviting reception room provides a warm and welcoming space for relaxation and entertaining guests.

The property boasts a well-appointed bathroom, ensuring convenience for daily routines. Additionally, off-street parking for one vehicle adds to the practicality of this lovely home, making it easy for residents and visitors alike.

In close proximity to local shops and schools, this property is an ideal choice for those who value accessibility to essential amenities. A fantastic opportunity for anyone looking to settle in a well-connected and vibrant neighbourhood.

Entrance Hall

Upvc door to front, staircase to the first floor, spotlights to ceiling and radiator.

Lounge

12'9" x 12'5" (3.89 x 3.78)

Upvc double glazed bow window to front and radiator.

Kitchen/Diner

16'10" x 15'7" (5.12 x 4.76)

Upvc double glazed window and double doors to rear. 'L' Shaped room with Kitchen area consisting of white gloss wall, base and drawer units with contrasting work surfaces and splashbacks. Stainless steel sink with mixer tap, integrated halogen hob with electric oven and overhead extractor unit, integrated fridge freezer, space for washing machine, tiled flooring and concealed

wall mounted boiler. Ample space for a dining table and chairs and under stairs storage.

First Floor Landing

Double glazed window to side and access to roof space.

Bedroom One

12'5" x 11'4" (3.79 x 3.46)

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

Bedroom Two

9'3" x 8'11" (2.82 x 2.71)

Upvc double glazed window to rear and radiator.

Bathroom

Upvc double glazed obscure window to rear, panelled bath with shower over and screen. Low level w.c and wash hand basin,. Fully tiled walls, spotlights to ceiling and heated towel rail.

Externally

To the front there is off street parking and access to the rear garden.

To the rear is a split level garden with pebbled areas and a paved patio for seating. There is also a freestanding wooden bar.

Tenure

Property Details

Local Authority: Darlington

Council Tax Band: B

Annual Price: £1,845

Conservation Area No

Flood Risk Very low

Floor Area 710 ft 2 / 66 m 2

Plot size 0.04 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

5 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

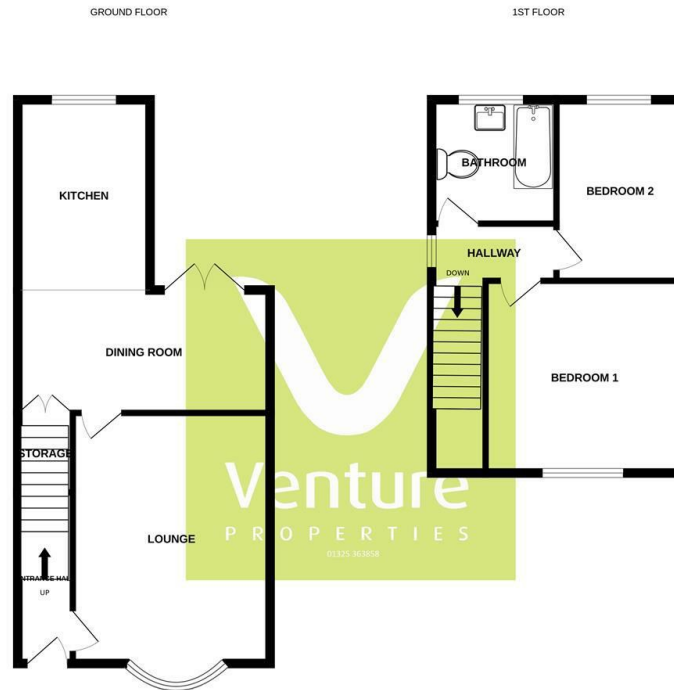
BT

Sky

Virgin

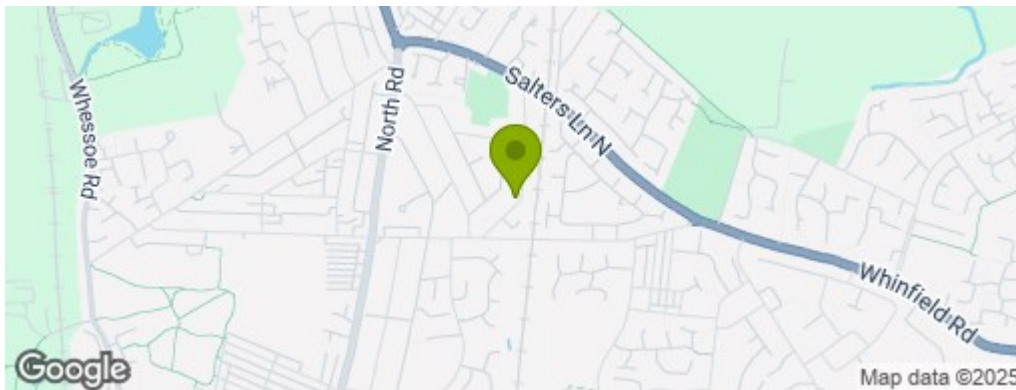
Note

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 information 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 LettingPro ©2025



Property Information

01325 363858

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