



Linacre Way
Darlington DL1 2YA
£199,999





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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Linacre Way

Darlington DL1 2YA



- Three Bedroom Property
- Ideal family Home
- Council Tax Band C

- Harrowgate Hill Area of Darlington
- Close to Shops and Schools
- EPC Rating D

- Garden to Rear
- Excellent Travel & Transport Links

In the desirable area of Harrowgate Hill, this charming detached house on Linacre Way, Darlington, presents an excellent opportunity for families and professionals alike. Boasting three well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting reception room provides a versatile area for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home.

The property features a modern bathroom, ensuring convenience for all residents. Its prime location is a significant advantage, as it is situated close to local shops and schools, making daily errands and family life effortlessly manageable. Additionally, the excellent travel links in the vicinity allow for easy commutes to nearby towns and cities, enhancing the appeal for those who require accessibility.

With its combination of space, location, and amenities, this detached house is a wonderful choice for anyone looking to settle in a vibrant community. Whether you are a first-time buyer or seeking a family home, this property is sure to meet your needs and expectations. Do not miss the chance to make this delightful house your new home.

Entrance Hall

Upvc door to front, staircase to first floor landing and radiator.

Lounge

13'11 x 12'6 (4.24m x 3.81m)

Upvc double glazed bow window to front and radiator.

Kitchen/Diner

15'7 x 10'10 (4.75m x 3.30m)

Two Upvc double glazed windows to rear, fitted with wall, base

and drawer units including breakfast bar with integrated electric hob with extractor over and oven. Composite sink with mixer tap, integrated fridge freezer, wall mounted boiler, under stairs storage and radiator.

First Floor Landing

Upvc double glazed window to side and storage cupboard.

Bedroom One

12'3 x 8'7 (3.73m x 2.62m)

Upvc double glazed window to rear and radiator.

Bedroom Two

10' x 9'1 (3.05m x 2.77m)

Upvc double glazed window to rear and radiator.

Bedroom Three

9'1 x 6'10 (2.77m x 2.08m)

Upvc double glazed window to front and radiator.

Bathroom

Upvc double glazed window to rear, bath with shower over and screen, w.c., wash hand basin and heated towel rail.

Externally

To the front there is off street parking.

To the rear is mainly laid to lawn with patio area and shed.

Tenure

Freehold

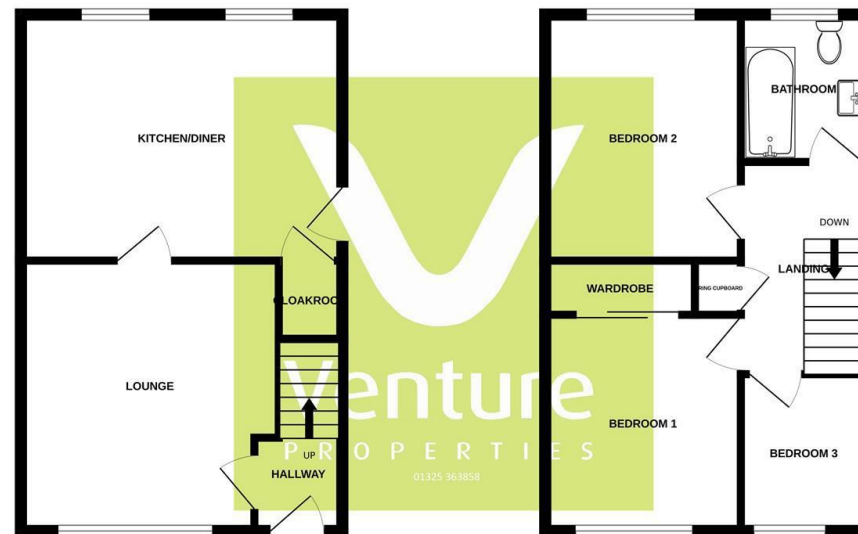
Property Details

Note

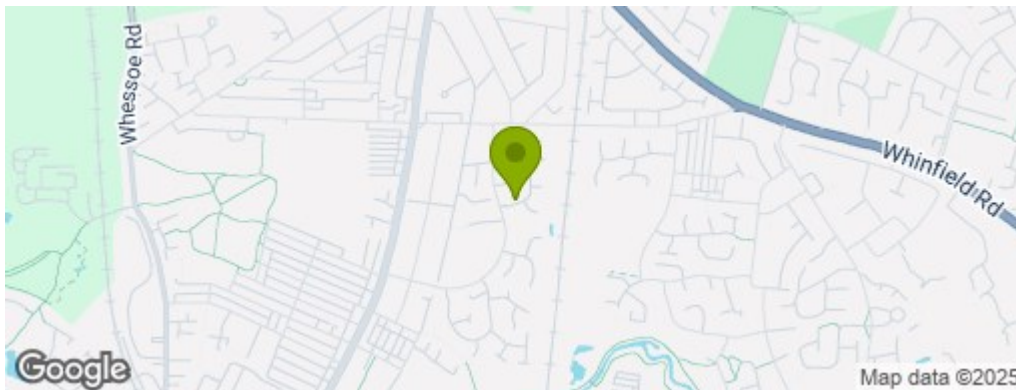
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GROUND FLOOR

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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Property Information

01325 363858

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