

Bowman Street

Darlington DL3 0HE

Offers In The Region Of £165,000



































Bowman Street

Darlington DL3 0HE

- Good Size 3 Bedroom Property
- · Brand New Kitchen
- · Council Tax Band B

Located in the desirable Harrowgate Hill area of Darlington, this mature end of terrace house on Bowman Street presents an excellent opportunity for those seeking a spacious and well-appointed family home. The property boasts three generous reception rooms, including a welcoming lounge, a delightful dining room, and a bright conservatory, perfect for enjoying the garden views throughout the

With three well-proportioned bedrooms, this mature townhouse is ideal for families or those looking for extra space. The current owner has made significant improvements, including a brand new kitchen that combines modern convenience with style, making it a joy to cook and entertain in.

The property also features a well-maintained garden, providing a tranquil outdoor space for relaxation or family gatherings. Additionally, a large garage/workshop offers ample storage and the potential for various uses, whether it be for hobbies or additional parking.

With garage parking available for two vehicles, this home is not only practical but also conveniently located, ensuring easy access to local amenities and transport links. Importantly, there is no onward chain, allowing for a smooth transition into your new home.

This delightful property is a true gem in Darlington, combining comfort, style, and functionality in a sought-after location. Don't miss the chance to make this house your home.

Entrance Porch

With a Upvc door leading into the hallway.

Entrance Hallway/Family Room

A welcoming hallway with laminate flooring and radiator.

Lounge

14'4 x 10'9 (4.37m x 3.28m)

With a Upvc double glazed bay window to the front, feature fireplace with gas fire, laminate flooring and radiator.

Dining Room

14'4 x 9'2 (4.37m x 2.79m)

With a Upvc double glazed window to the rear, staircase with understairs storage, laminate flooring and radiator.

- · Harrowgate Hill Location
- · Mature End of Terraced

• Much Improved & No Onward Chain

- EPC Rating D

Kitchen

13' x 7'1 (3.96m x 2.16m)

With a Upvc double glazed window to the rear. Fitted with a brand new range of sage glosee, wall base and drawer units with contrasting work surfaces and matching splashbacks, one and a half stainless steel sink unit with mixer taps, space for washing machine, vinyl flooring and ceiling spotlights.

Conservatory

13'1 x 8'8 (3.99m x 2.64m)

Open plan from the dining room with laminate flooring and Upvc double doors leading onto the rear decking.

First Floor

Landing.

Bedroom One

With a Upvc double glazed window to the front, fitted wardrobes and radiator.

6'9 x 11'5 (2.06m x 3.48m)

With a Upvc double glazed window to the front and radiator.

Bedroom Three

13'4 x 7' (4.06m x 2.13m)

With a Upvc double glazed window to the front and radiator.

Bathroom

12'02 x 6'06 (3.71m x 1.98m)

Fitted with a modern white suite comprising panelled bath with shower fitment, wash hand basin, low level wc, separate shower cubicle, laminate flooring, central heating radiator, two double glazed windows and cupboard housing the combination style boiler.

Externally

To the front of the property is a garden laid mainly to lawn with pebbled area. To the rear the garden is laid to lawn with a raised decked patio area, outside electric

There is a double garage with an up and over door to allow easy parking from rear lane, power and light and an inspection pit.

Tenure

This Property is Freehold



• Gardens and Double Garage

Property Information Local Authority: Darlington Council Tax Band: B Annual Price: £1.845 Conservation Area No Flood Risk Very low Floor Area 1.291 ft 2 / 120 m 2 Plot size 0.07 acres Mobile coverage

FF

Vodafone

Three

Broadband

Basic

4 Mbps

Superfast

63 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

Virgin

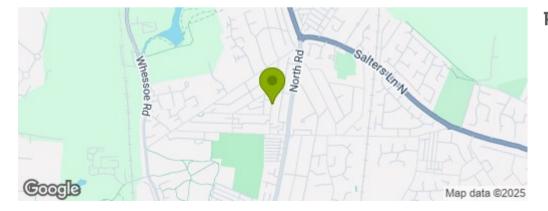
Note

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 quarantee as to their operating ability or efficiency is given. All measurements have been taken as a quide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not quaranteed. 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.





SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY
The placement and size of all walls, doors, windows, stalicases and flotures are only
approximate and cannot be relied upon as anything other than an illustration for guidance
purposes only. No representation has been made by the seller, the agent or PotterPlans
www.potterplans.co.uk



Property Information