



Leafield Road

Darlington DL1 5DF

Offers In The Region Of £105,000

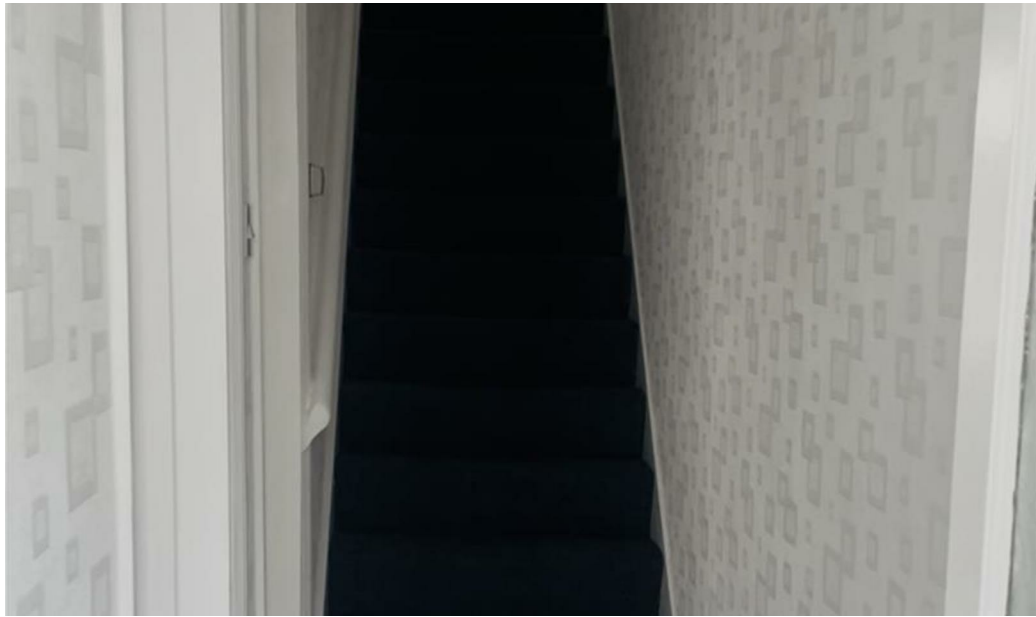




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- Three Bedroom Terraced Property
- Nearby Parks and Open Green Spaces
- Council Tax Band A
- Town Centre Location
- Within Walking Distance to Train Station
- Epc Rating E
- Close to All Amenities
- Brilliant Travel & Transport Links

On Leaffield Road in the the heart of the town centre of Darlington, this delightful terraced house presents an excellent opportunity for both first-time buyers and seasoned investors alike. Boasting three bedrooms, this property is perfect for families or those seeking extra space.

Upon entering, you will find two inviting reception rooms that offer versatility for both relaxation and entertaining. The layout is designed to maximise comfort and functionality, making it an ideal setting for modern living. The property also features a conveniently located bathroom, ensuring that daily routines are both practical and efficient.

One of the standout features of this home is its proximity to the town centre, providing easy access to a variety of shops, restaurants, and local amenities. Additionally, the excellent transport links make commuting a breeze, connecting you to nearby towns and cities with ease.

At the rear of the property, a quaint yard offers a private outdoor space, perfect for enjoying a morning coffee or just some fresh air. This outdoor area adds to the overall appeal of the home, providing a little oasis in the heart of the town.

With its prime location and desirable features, this terraced house on Leaffield Road is not only a wonderful place to call home but also an ideal investment opportunity. Do not miss the chance to view this property and discover all that it has to offer.

Entrance Hall
Upvc door to front, staircase to first floor and radiator.

Lounge
11'7 x 10'5 (3.53m x 3.18m)
Upvc double glazed bay window to front and radiator.

Dining Room
14'11 x 11'7 (4.55m x 3.53m)
Upvc double glazed window to rear and radiator.

Kitchen
13'11 x 7'8 (4.24m x 2.34m)
Upvc double glazed window to side, wall, base and drawer units, sink unit, space for a cooker, washing machine and fridge freezer. Under stairs storage and door to side.

First Floor Landing
Storage cupboard.

Bedroom One
13'8 x 8'5 (4.17m x 2.57m)
Upvc double glazed window to front and radiator.

Bedroom Two
11'9 x 8'5 (3.58m x 2.57m)
Upvc double glazed window to rear and radiator.

Bedroom Three
10'3 x 6'2 (3.12m x 1.88m)
Upvc double glazed window to front and radiator.

Bathroom
Upvc double glazed obscure window to side, bath with shower over and screen, w.c, wash hand basin and radiator.

Externally
To the front there is a forecourt.
To the rear there is an enclosed yard with gated access to rear lane.

Tenure
Freehold

Property Details
Local Authority Darlington
Council Tax Band: A
Annual Price: £1,581
Conservation Area No

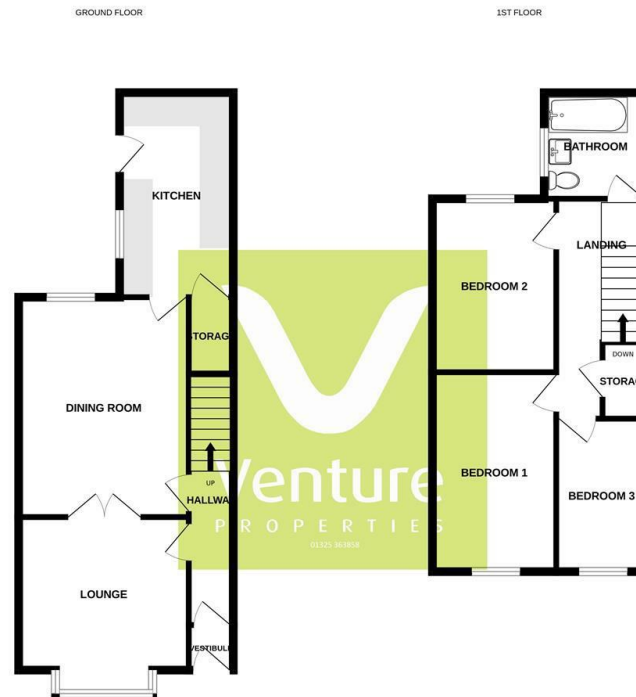
Flood Risk Very low
Floor Area 0 ft 2 / 0 m 2
Plot size 0.02 acres
Mobile coverage

EE
Vodafone
Three
O2
Broadband

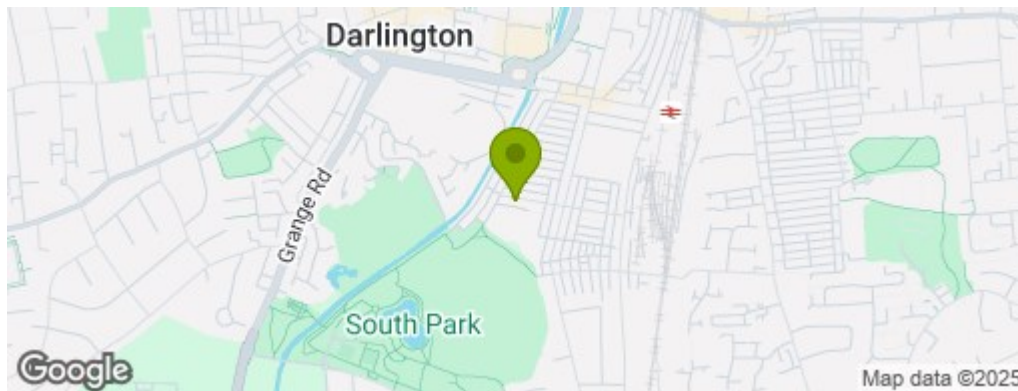
Basic
14 Mbps
Superfast
80 Mbps
Ultrafast
10000 Mbps
Satellite / Fibre TV Availability

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.



While 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 errors, omissions or misstatements. This plan is for guidance purposes only and should be used as such for any prospective purchase. The details of items are approximate and no guarantee is given as to their quantity or efficiency can be given.
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