



Harrison Terrace

Darlington DL3 6QH

£114,500





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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- Two Bedrooms
- Within Walking Distance to Darlington Memorial Hospital
- Epc Rating D

- Ground Floor Bathroom
- Close to Darlington Town Centre
- Rear Yard

- En-Suite W.C to Main Bedroom
- Council Tax Band A

Situated on Harrison Terrace, Darlington, this well presented terraced house presents an excellent opportunity for both first-time buyers and savvy investors. The property boasts two spacious double bedrooms, bedroom one having a separate w.c., providing ample space for relaxation and rest. Additionally, the recently converted attic space offers potential for further development, whether it be for storage or a creative project.

Upon entering, you will find two inviting reception rooms that create a warm and welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home. The well-presented interiors throughout the house ensure that you can move in with ease, making it a truly appealing option.

Situated in the popular Denes location, this property is conveniently close to Cockerton Village, where you can enjoy a variety of local amenities, shops, and eateries. The surrounding area is known for its community spirit and accessibility, making it an ideal place to call home.

This delightful terraced house is not only a wonderful living space but also represents a sound investment opportunity in a sought-after neighbourhood. With its attractive features and prime location, this property is sure to attract interest. Do not miss the chance to make this lovely house your new home.

Front Entrance Porch

Upvc door to front and access to Lounge

Lounge

14'2 x 13'2 (4.32m x 4.01m)

Upvc double glazed bay window to front, coving to ceiling, fire in surround and radiator.

Dining Room

10'2 x 7'3 (3.10m x 2.21m)

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

Kitchen

10'2 x 6'9 (3.10m x 2.06m)

Upvc double glazed window to side and door to lobby. Wall, base and drawer units,

stainless steel sink with mixer tap, integrated cooker with extractor over and oven. Wall mounted boiler.

Lobby

Access from kitchen to bathroom and door to rear, plumbing for washing machine.

Bathroom

Upvc double glazed obscure window to side, fitted with a modern white suite with bath with shower over, w.c, wash hand basin within vanity unit and heated towel rail and Pvc panelled walls.

First Floor

Landing and access to the loft space.

Bedroom One

13'2 x 12'2 (4.01m x 3.71m)

Upvc double glazed window to front, coving to ceiling and radiator. Access to separate w.c.

W.C

W.c and wash hand basin.

Bedroom Two

13'2 x 7'3 (4.01m x 2.21m)

Upvc double glazed window to rear, coving to ceiling and radiator.

Loft Space

With velux window to the rear.

Externally

To the rear 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 775 ft 2 / 72 m 2
Plot size 0.01 acres
Mobile coverage

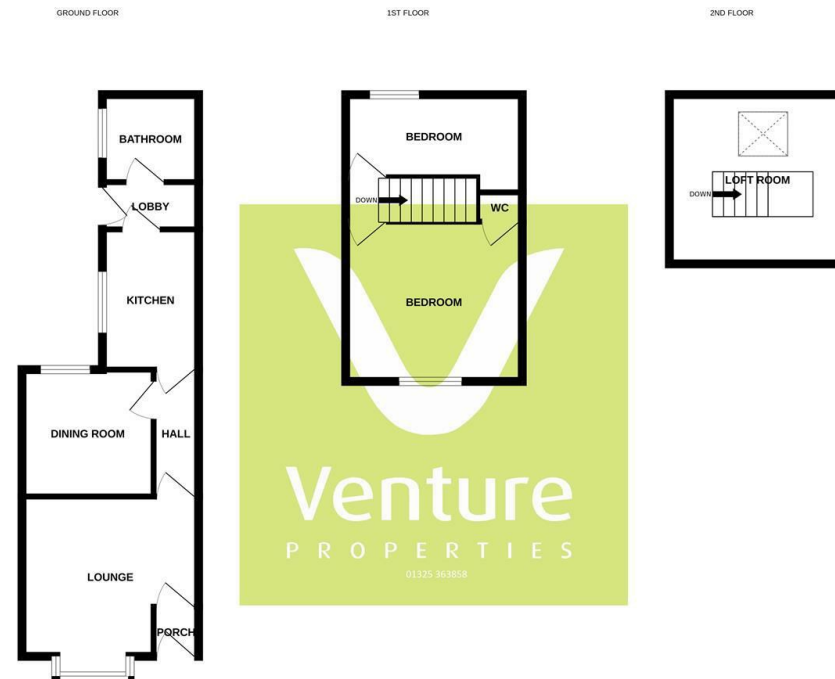
EE
Vodafone
Three
O2
Broadband

Basic
13 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.



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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