



## Lansdowne Street

Darlington, DL3 0NH

Offers In The Region Of £95,000

House - Terraced Freehold  
2 Bedroom(s) 1 Bathroom(s)

Nestled in the sought-after Harrowgate Hill area of Darlington, this charming two-bedroom mid-terrace house presents an excellent opportunity for first-time buyers or savvy investors. The property boasts a lovely, neat, and tidy interior, ensuring a welcoming atmosphere from the moment you step inside.

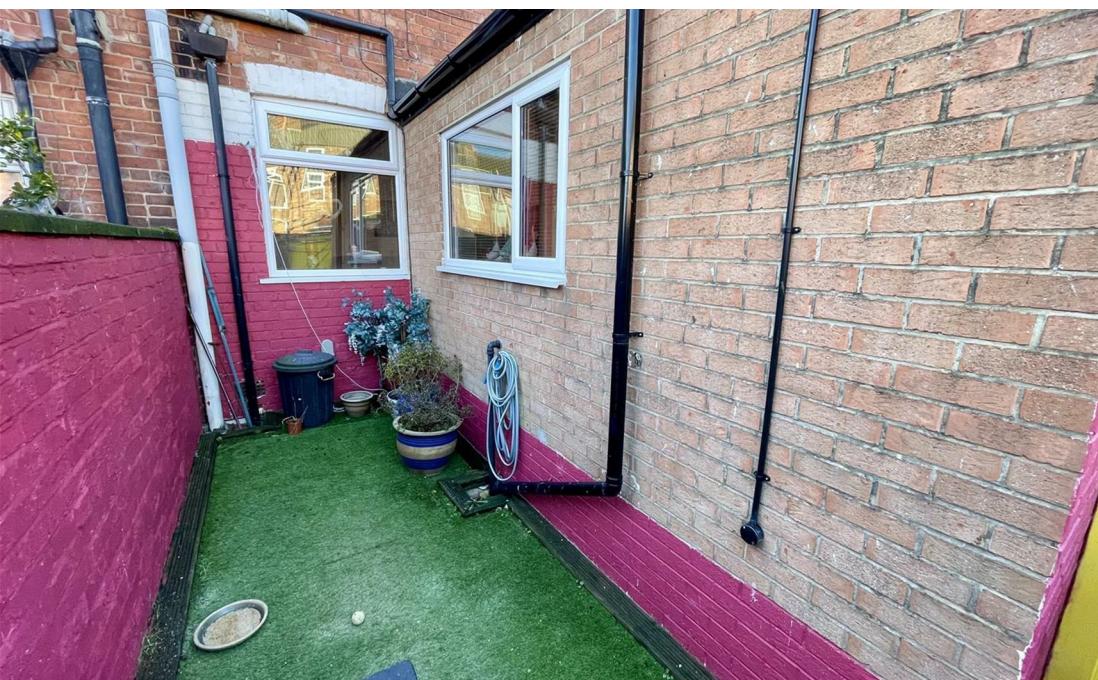
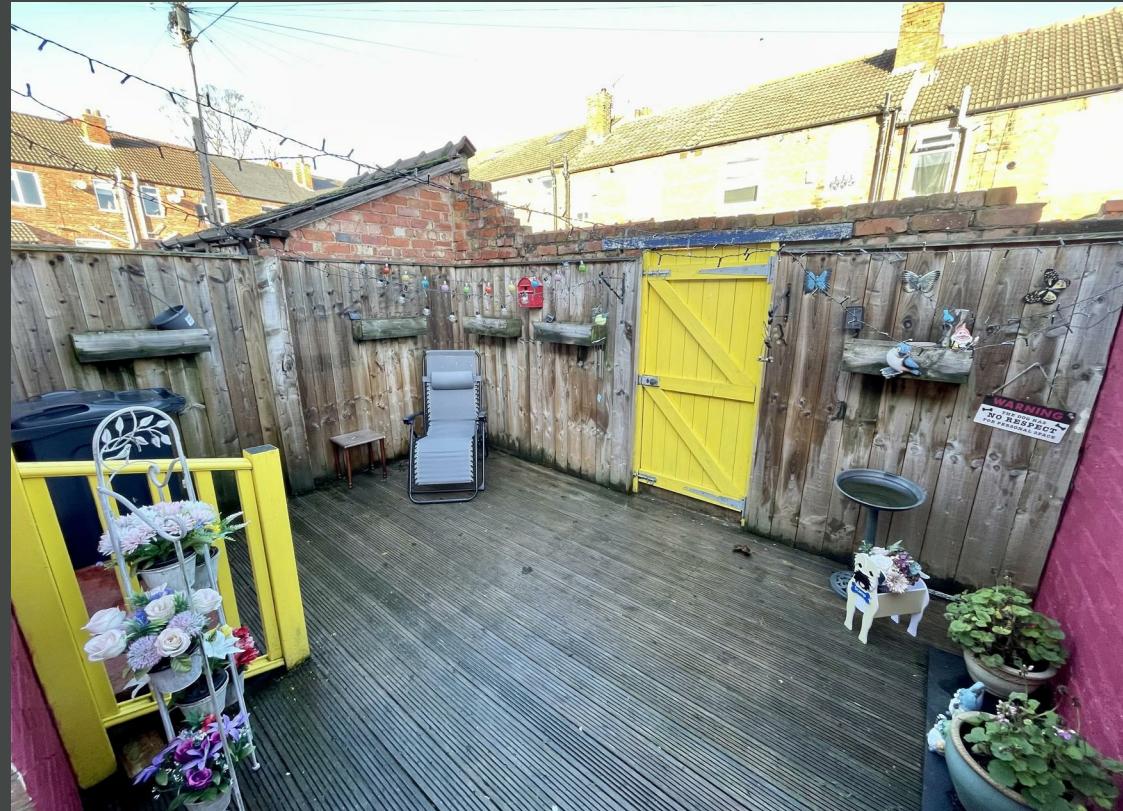
Upon entering, you will find two spacious reception rooms that offer versatility for both relaxation and entertaining. These well-proportioned spaces are perfect for creating a warm and inviting home environment. The property features a well-appointed bathroom, catering to all your essential needs.

The two bedrooms are designed to provide comfort and tranquillity, making them ideal for restful nights. The layout of the house maximises space and light, creating a pleasant living experience throughout.

This delightful home is not only appealing for its aesthetic charm but also for its prime location. Harrowgate Hill is a popular area, known for its community spirit and convenient access to local amenities, schools, and transport links.

In summary, this mid-terrace house on Lansdowne Street is a must-see for anyone looking to enter the property market or expand their investment portfolio. With its attractive features and prime location, it promises to be a wonderful place to call home. Do not miss the chance to view this lovely property; it may just be the perfect fit for you.





- Spacious Two Bedroom
- Priced to Sell
- Gardens to Front & Rear
- EPC Rating E
- Must Be Seen

## Property Information

Entrance Hall

Lounge 14'4" x 10'3"

Dining Room 14'4" x 9'3"

Kitchen 7'11" x 14'0"

First Floor Landing

Bedroom One 14'4" x 10'3"

- Excellent First Time Buy
- Excellent Travel & Transport Access
- Council Tax Band A
- Two Reception Rooms
- Forecourt To Front

Bedroom Two 7'11" x 10'5"

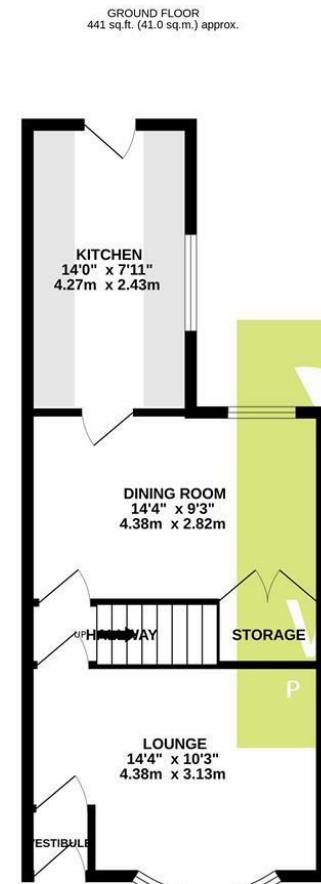
Bathroom 6'4" x 5'8"

Externally

Tenure

Property Details

Note



1ST FLOOR  
324 sq.ft. (30.1 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D		
(39-54) E		44
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

TOTAL FLOOR AREA : 765 sq.ft. (71.1 sq.m.) approx.  
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. These particulars are intended for general purposes and should not be treated as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or working order can be given.  
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