



139 Eastmount Road, Darlington £85,000

Offered For Sale with NO ONWARD CHAIN a superb opportunity has arisen to purchase a competitively priced two / three bed roomed mid terraced period property. The property is situated on East Mount Road and is conveniently located a short walk from Darlington's town centre where you will find a host of amenities including shops, bars, restaurants and leisure facilities. This spacious property has accommodation over three floors and in brief is comprised of an entrance vestibule, an entrance hallway, a living room, kitchen / dining room, a study / bedroom, two further bedrooms and a family bathroom. Externally there is a large south facing rear yard. There is also a patio area which is ideal for outdoor entertaining and a single garage with an electric supply. The property offers family sized accommodation, whilst being within the price range for many first time buyers. It would also provide an ideal investment opportunity. This is an opportunity not to be missed we would therefore recommend viewings at the earliest opportunity.



139 Eastmount Road, Darlington

General Remarks

A fantastic opportunity has arisen to acquire a spacious two / three bedroomed mid terraced period property occupying a most pleasing position on East Mount Road in Darlington

Gas fired central heating

Double glazed windows throughout

Council Tax Band A

We welcome viewings at the earliest opportunity to avoid disappointment

Location

East Mount Road is situated just off Haughton Road. The property is conveniently situated a short walk from Darlington Town centre where you will find a host of amenities including shops, bars, restaurants, boutiques and leisure facilities. The property is also well placed for Darlington's main line railway station, the AIM and the A66 providing fantastic commuter access.

Entrance Vestibule

With an entrance door to the front elevation leading into the entrance vestibule.

Entrance Hallway

A welcoming entrance hallway warmed by a central heating radiator. A staircase leads to the first floor landing and doors lead into the ground floor accommodation.

Living Room

14'6" in to bay window x 11'3" into alcoves

The living room is warmed by a central heating radiator and benefiting from a UPVC double glazed window overlooking the front elevation of the property.

Kitchen / Dining Room

13'1" x 12'11" max

The kitchen / dining room is fitted with a range of wall, floor and drawer units with contrasting worktops incorporating a stainless steel sink and drainer. The kitchen benefits from tiled splash backs, plumbing for an automatic

washing machine, a double glazed bay window overlooking the rear elevation of the property and a cupboard providing useful storage. A staircase leads to the lower ground floor accommodation.

Hallway

The hallway is warmed by a central heating radiator. There are doors giving access to the lower ground accommodation with a further door giving access to the rear yard.

Study / Bedroom One

12'2" x 4'11"

The study which is currently being used as a bedroom is warmed by a central heating radiator and benefits from a double glazed window overlooking the rear elevation of the property.

Bathroom

The bathroom is fitted with a white suite comprising of a bath with over head shower, a wash hand basin and a low level WC. There is a double glazed window overlooking the rear elevation of the property.

First Floor Accommodation

Bedroom Two

12'7" x 14'9"

A double bedroom with a double glazed window overlooking the front elevation of the property. This bedroom benefits from a cupboard providing useful storage.

Bedroom Three

13'5" x 9'6",

With a double glazed window overlooking the rear elevation of the property a further bedroom benefiting from a cupboard providing useful storage.

Externally

Externally there is a large south facing rear yard. There is also a patio area which is ideal for outdoor entertaining and a single garage with an electric supply.

