



Langdale Road

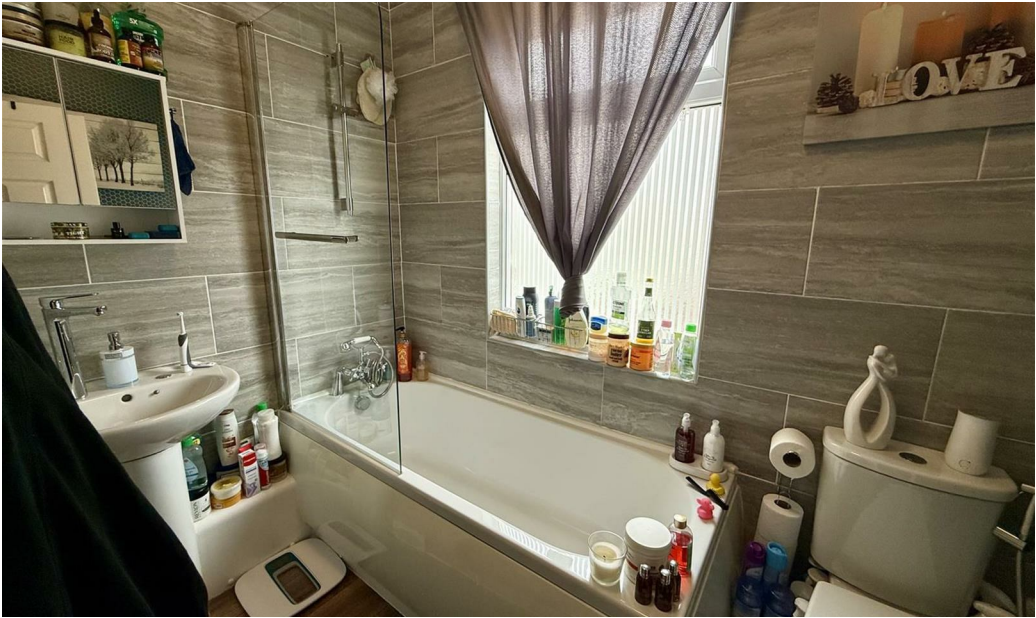
Darlington DL1 4BP

£120,000





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.



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.

Langdale Road

Darlington DL1 4BP



- Stunning Two Bedroom Terrace
- Courtgarden To Rear
- Must Be Seen Internally

- Modern Interior
- Forecourt To Front
- Eastbourne Location

- Air Sourced Heating System
- Close To Amenities And Transport Links
- Council Tax Band A

Welcome to this stunning two-bedroom mid-terrace house located on Langdale Road in the desirable Eastbourne area of Darlington. This charming property is perfectly positioned close to local amenities, making it an ideal choice for those seeking convenience and comfort.

As you enter the home, you will find a well-proportioned reception room that offers a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The two bedrooms are thoughtfully designed, providing ample space for rest and relaxation. The property also features a modern bathroom, ensuring that all your needs are met.

One of the standout features of this home is the energy-efficient upgrades made by the current owner. The installation of an electric air-sourced heat pump heating system not only enhances comfort but also contributes to lower energy bills, making this property an environmentally friendly choice.

Outside, the property boasts a forecourt at the front, adding to its curb appeal, while the enclosed courtyard at the rear offers a private outdoor space for enjoying the fresh air or hosting gatherings.

This delightful home must be seen internally to truly appreciate its charm and the quality of the upgrades. Whether you are a first-time buyer, a small family, or looking to downsize, this property presents an excellent opportunity in a sought-after location. Don't miss your chance to make this lovely house your new home.

Entrance Hallway

With stairs to the first floor.

Lounge

12'6 x 10'10 (3.81m x 3.30m)

Situated to the front with bay window and feature fireplace.

Kitchen / Diner

14'9 x 7'10 (4.50m x 2.39m)

Situated to the rear with a modern range of wall and floor units with contrasting worksurfaces, double glazed window to the rear elevation and rear back door.

First Floor

Landing area.

Bedroom One

14'5 x 12'2 (4.39m x 3.71m)

Situated to the front a good sized double bedroom with double glazed window.

Bedroom Two

11'2 x 6'3 (3.40m x 1.91m)

A good sized bedroom situated to the rear with double glazed window.

Bathroom/W.C

8'2 x 5'3 (2.49m x 1.60m)

With a modern suite comprising panelled bath, pedestal wash hand basin and low level W.C.

Externally

The home has a forecourt to the front and enclosed courtyard to the rear.

Tenure

Freehold

Property Details

Local Authority: Darlington

Council Tax Band: A

Annual Price: £1,663

Conservation Area No

Flood Risk Very low

Floor Area

Plot size 0.02 acres

Square Metres: 65sqm

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

4 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

BT

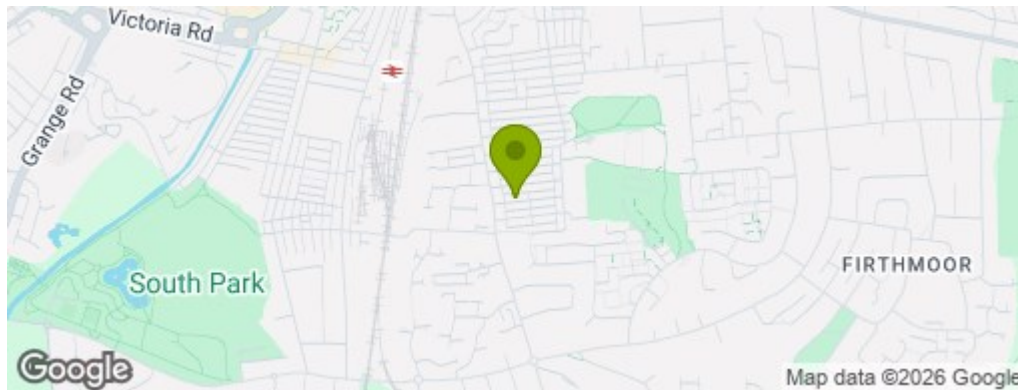
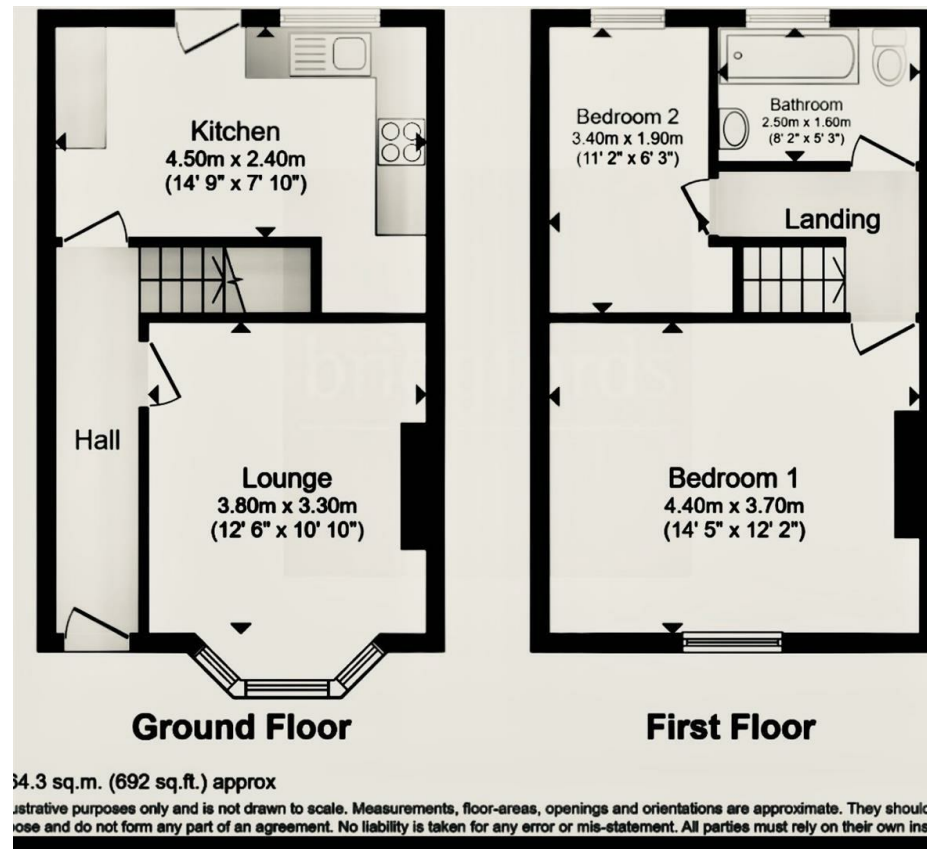
Sky

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

www.venturepropertiesuk.com



Property Information

01325 363858

45 Duke Street, Darlington, County Durham, DL3 7SD
sales@venturepropertiesuk.com