The Leas, DL1 3DA
2 Bed - House - Semi-Detached
£127,950

Council Tax Band: B
EPC Rating: D
Tenure: Freehold

SMITH & FRIENDS
ESTATE AGENTS

The Leas, DL1 3DA

*** NO CHAIN SALE ***
*** IDEAL FOR FIRST TIME BUYER OR INVESTOR LOOKING FOR BUY-TO-LET ***

On the market, this two bedroom semi-detached property, located within the popular Harrowgate Hill area of Darlington, offering spacious accommodation, ideal for a first time buyer, investor or a small family.

The property briefly comprises of; an entrance hall, Living Room to the front of the property and to the rear a good sized kitchen / diner, with external access to the rear garden.

The first floor provides a landing with are two bedrooms and a family bathroom/WC.

Externally, the property benefits from a well presented garden to the front and a large rear garden allowing scope for future extension subject to planning, and lots of space for entertaining family events.

For a viewing contact SMITH & FRIENDS - Estate Agents Darlington, Early viewing is highly recommended.

GROUND FLOOR

Living Room
14'9" x 10'9" (4.51m x 3.30m)

Kitchen / Diner
14'11" x 8'11" (4.56m x 2.73m)

Hallway
2'11" x 4'2" (0.91m x 1.28m)

FIRST FLOOR

Landing
2'8" x 6'2" (0.83m x 1.89m)

Bedroom 1
13'8" x 10'11" (4.17m x 3.33m)

Bedroom 2
7'10" x 8'11" (2.40m x 2.73m)

Bathroom
6'8" x 5'8" (2.04m x 1.75m)

Approximate total area(1)

658 ft²

61.2 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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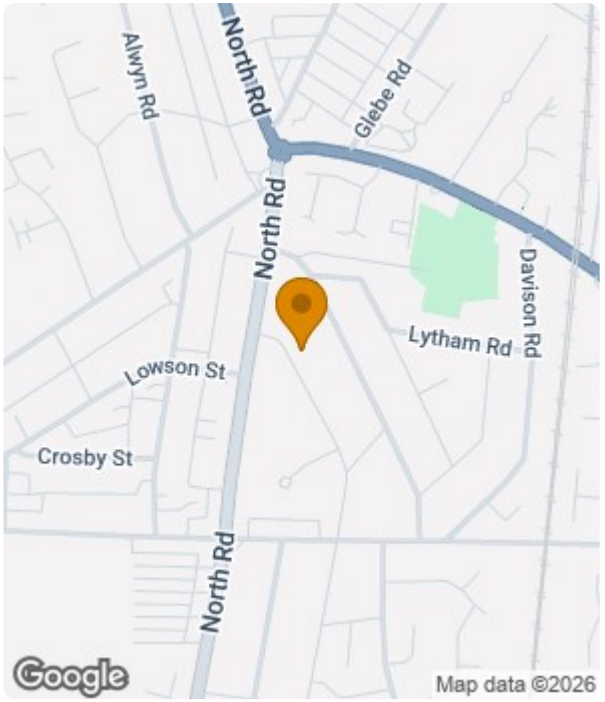

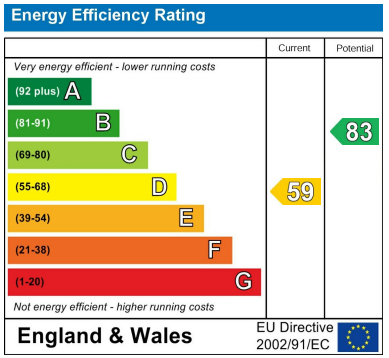

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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