



Westgarth Terrace, Darlington
Darlington



Offers in Region of £75,000



31 Westgarth Terrace

Darlington, Darlington

The property, a charming two-bedroom mid-terraced home, is situated in the highly sought-after Haughton area of Darlington. Ideally positioned, the property offers convenient access to a range of local amenities, well-regarded schools, and excellent transport links.

Upon entering, you are welcomed into a bright and airy living room which flows seamlessly into a separate dining room, creating an ideal space for both everyday living and entertaining family and friends. The well-appointed kitchen is fitted with modern fixtures and provides ample storage space, making it both practical and enjoyable for cooking.

To the first floor, the property offers two generously sized bedrooms, each providing comfortable accommodation and flexibility for a variety of uses. The bathroom is fitted with a shower enclosure, and there is also the added benefit of a convenient separate WC located on the first floor.

The property benefits from double glazing and gas central heating, helping to ensure comfort and energy efficiency throughout the year. In addition, the lounge features a large ceiling-mounted heating panel powered directly by the solar panels, providing an efficient and eco-friendly supplementary heating source.

Externally, the property benefits from a rear yard with secure gated access, offering a private outdoor space. The home is also equipped with solar panels, contributing to lower energy costs and supporting environmentally friendly living.

Council Tax band: A

Tenure: Freehold



Vestibule

3'0" × 3'0" (0.93 × 0.94 m)

Lounge

13'6" × 12'9" (4.13 × 3.89 m)

Dining Room

8'2" × 12'9" (2.49 × 3.89 m)

Kitchen

8'9" × 6'4" (2.67 × 1.94 m)

Rear Hallway

2'7" × 6'3" (0.79 × 1.92 m)

Bathroom

7'4" × 5'6" (2.24 × 1.70 m)

Landing

3'0" × 2'5" (0.91 × 0.74 m)

WC

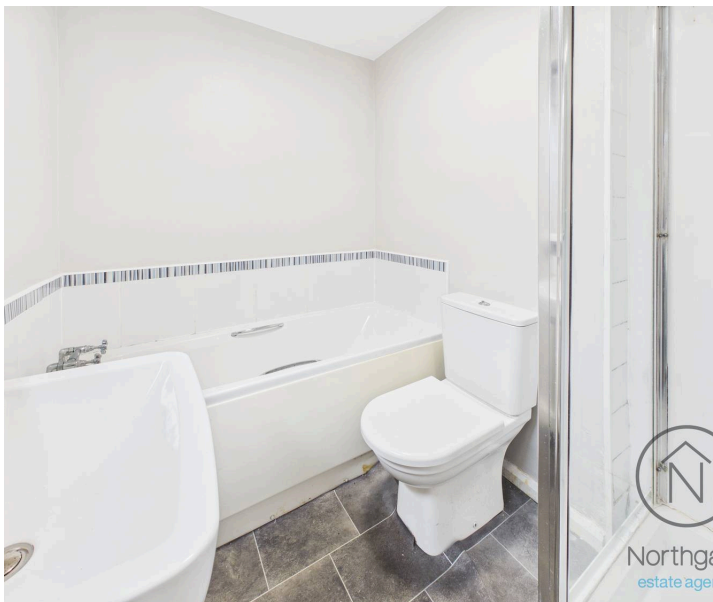
4'7" × 3'5" (1.41 × 1.06 m)

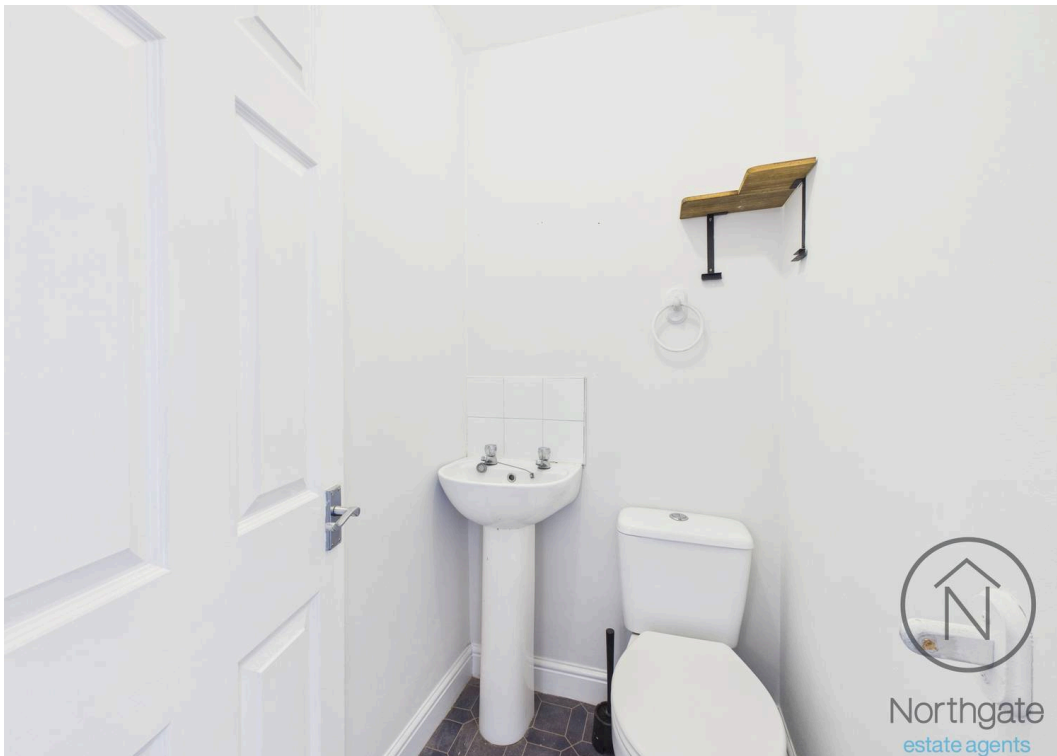
Bedroom 1

12'0" × 12'9" (3.67 × 3.90 m)

Bedroom 2

8'1" × 8'11" (2.48 × 2.74 m)





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Approximate total area⁽¹⁾

681 ft²

63.2 m²



Floor 1

(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.

GIRAFFE360





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