



North Road

Darlington DL1 2EW

£90,000



Venture
PROPERTIES



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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North Road

Darlington DL1 2EW



- Three Bedroom Mature Semi Detached House
- No Chain
- Popular Harrowgate Hill Location

- Spacious Accommodation With Two Reception Rooms
- Large Gardens Front, Side And Rear
- EPC Grade TBC

- In Need Of Modernisation
- Driveway To The Front
- Council Tax Band

308 North Road, Darlington, DL1 2EW

We are acting in the sale of the above property and have received an offer of £90,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place

Nestled on North Road in the charming town of Darlington, this three-bedroom semi-detached house presents a wonderful opportunity for those looking to invest in a property with great potential. This mature-style home is being offered to the market with no onward chain, making it an ideal choice for buyers eager to make their mark.

The property features two spacious reception rooms, providing ample space for both relaxation and entertaining. The layout offers a fantastic canvas for modernisation, allowing you to tailor the home to your personal taste and lifestyle. With gardens to both the front and rear, there is plenty of outdoor space to enjoy, whether for gardening, play, or simply soaking up the sun.

Additionally, the property benefits from off-street parking, a valuable asset in this desirable area. The location is well-suited for families and professionals alike, with convenient access to local amenities and transport links.

This semi-detached house is not just a home; it is a promising investment opportunity waiting to be transformed. With a little vision and effort, you can create a stunning residence in a sought-after location. Do not miss the chance to explore the potential this property has to offer.

Entrance Hallway

With stairs to first floor.

Lounge

15'5" x 15'5" (4.7 x 4.7)

Situated to the front of the property.

Kitchen

6'10" x 9'10" (2.1 x 3.0)

Situated to the front with a range of wall and floor units. cooker connection point, window to front elevation.

Dining Room

13'9" x 10'9" (4.2 x 3.3)

Situated to the rear with window and rear back door.

Utility Store

With plumbing connections,

First Floor

Landing

Bedroom 1

11'9" x 14'5" (3.6 x 4.4)

Situated to the front.

Bedroom 2

9'6" x 12'9" (2.9 x 3.9)

Situated to the rear.

Bedroom 3

7'10" x 10'5" (2.4 x 3.2)

Situated to the front.

Bathroom

5'2" x 9'2" (1.6 x 2.8)

With a panelled bath and wash hand basin.

Separate W,C

3'3" x 5'2" (1.0 x 1.6)

Situated to the side with a low level W,C.

Outside

The home has a large plot with gardens to the front, side and rear area. There is a driveway allowing off street parking.

Tenure

Freehold

Property Details

Local Authority: Darlington

Council Tax Band: C

Annual Price: £2,108

Conservation Area No

Flood Risk Very low

Floor Area 1,140 ft² / 106 m²

Plot size 0.07 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

6 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

BT

Sky

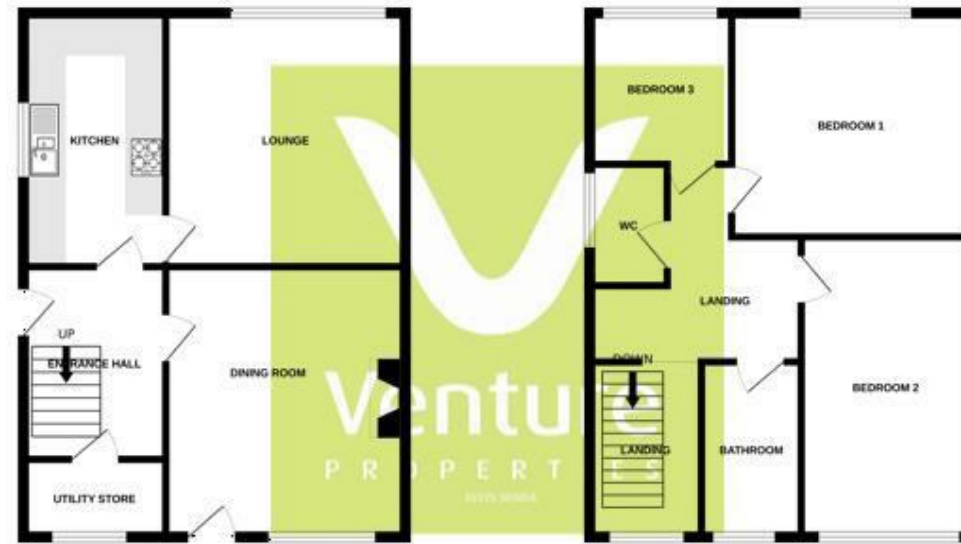
Virgin

Note

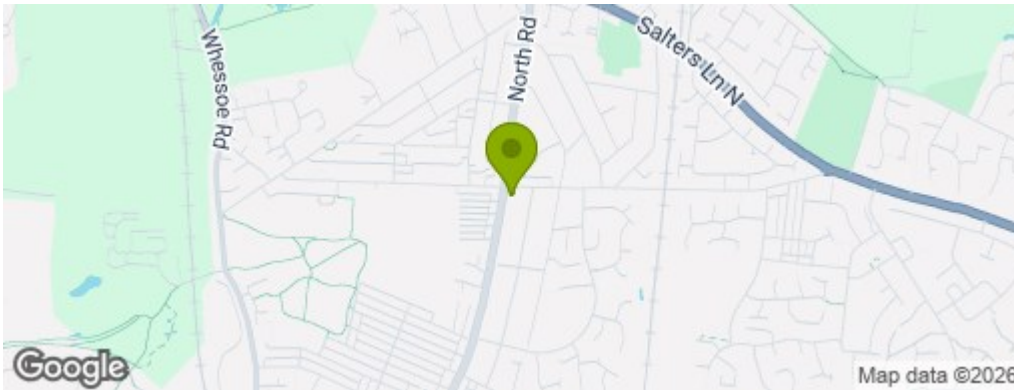
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GROUND FLOOR

1ST FLOOR



While 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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