



**Orchard Road**

Darlington DL3 6HR

**Offers In The Region Of £180,000**







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.





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# Orchard Road

## Darlington DL3 6HR



- Three Bedroom Mid terraced Property
- Epc Rating D
- Ideal Family Home

- Denes Location Close to Amenities
- Council Tax Band B

- Garage and Workshop Area
- Must Be Seen Internally

Offered with no chain

This three bedroom, larger than average mid terraced property is situated in the Denes area of Darlington and lies within easy reach of the memorial hospital and town centre. The property would make an ideal family home and in brief comprises: entrance hallway, lounge, dining room, kitchen. Three bedrooms to the first floor and family bathroom. There is a forecourt garden to the front and a yard to the rear with patio area.

Viewing highly recommended.

### Entrance Vestibule

Door to the front and tiled flooring.

### Entrance Hall

Staircase to first floor landing and radiator.

### Lounge

13'1 x 11'9 (3.99m x 3.58m)

Upvc double glazed bay window to the front, radiator, feature surround with gas fire, wood flooring.

### Dining Room

13'1 x 12' (3.99m x 3.66m)

Upvc double glazed window to the rear, feature surround with gas fire, radiator.

### Kitchen

13'8 x 9'6 (4.17m x 2.90m)

Upvc double glazed windows to the side and rear, fitted with a range of wall, base and drawer units, contrasting work surfaces, ceramic sink, space for cooker, space for fridge/freezer, space for dishwasher, space for washer, radiator, tiled flooring, upvc door to the side and under stairs storage cupboard.

### First Floor Landing

Landing. With sky light, storage cupboard and access to the loft via drop down ladder, part boarded with power and lighting.

### Bedroom One

15'3 11'6 (4.65m x 3.51m)

Upvc double glazed bay window to the front and radiator.

### Bedroom Two

13'5 x 9'7 (4.09m x 2.92m)

Upvc double glazed window to the rear and radiator.

### Bedroom Three

9'6 x 7'7 (2.90m x 2.31m)

Upvc double glazed window to the rear and radiator.

### Bathroom

Upvc double glazed window to the side, free standing bath with shower over and shower screen, wash hand basin, wc, part tiled walls, tiled flooring and heated towel radiator.

### Externally

There is a forecourt to the front of the property. There is a yard to the rear with single garage with workshop area, water supply, power and light.

### Tenure

Freehold

### Property Details

Local Authority: Darlington

Council Tax Band: B

Annual Price: £1,845

Conservation Area: No

Flood Risk: Very low

Floor Area: 1,130 ft 2 / 105 m 2

Plot size: 0.03 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

15 Mbps

Superfast

46 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

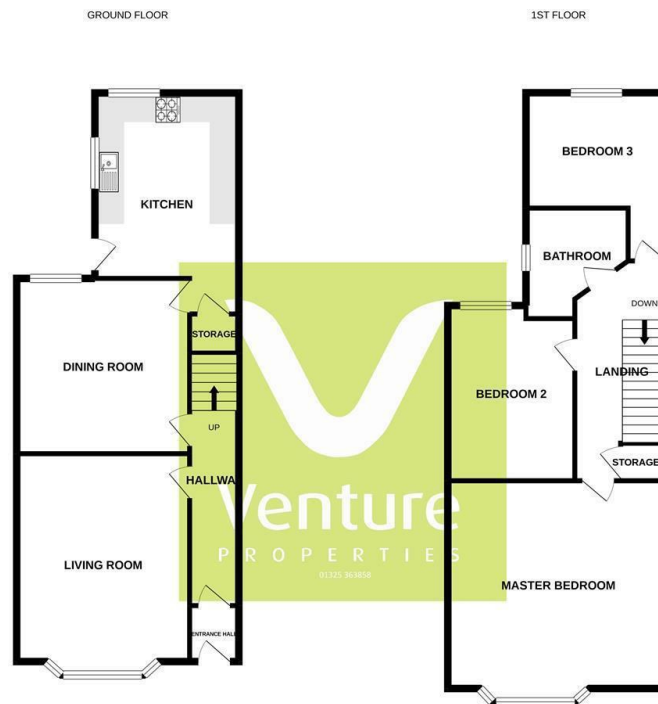
BT

Sky

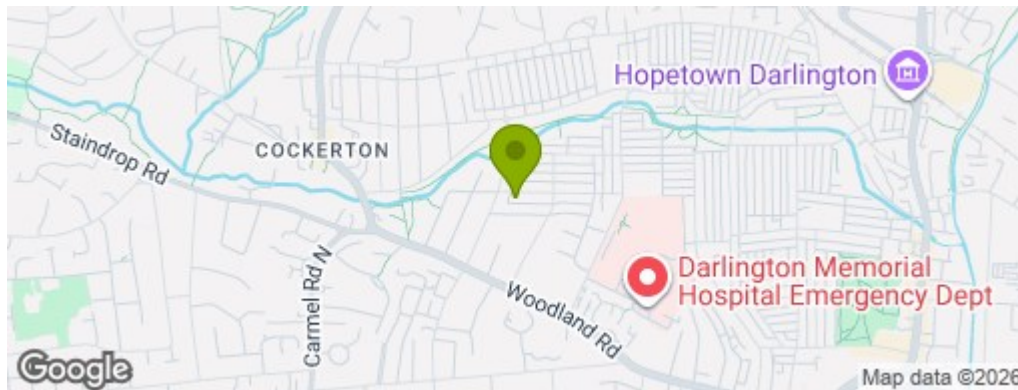
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### Note

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of all rooms, windows, rooms and any other details are approximate and no responsibility is taken for any errors, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metaplan 5.0002.



## Property Information

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