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SALES & LETTINGS

Harding Terrace
Darlington, DL3 6HG
Price £165,000

House - Terraced



Occupying a convenient location close to Darlington Memorial Hospital, local shops and amenities, this attractive three-bedroom period mid-terraced home offers a wonderful blend of character features and modern living, making it an excellent choice for a range of buyers.

The property retains much of its traditional charm, with a welcoming lounge featuring a beautiful bay window and an attractive fireplace, creating a warm and inviting living space. To the rear is an impressive open-plan kitchen, dining and family room, thoughtfully refitted with a comprehensive range of contemporary wall and floor units, providing the perfect hub for everyday family life and entertaining. A useful conservatory and separate ground floor W.C. add further practicality.

To the first floor are three well-proportioned bedrooms together with a family bathroom, offering comfortable accommodation for families, first-time buyers or those looking to upsize.

Externally, the property enjoys a forecourt garden to the front and a smart enclosed yard to the rear, providing low-maintenance outdoor space.

Situated in a popular and convenient part of Darlington, with excellent access to the town centre, the hospital, schools and transport links, this is a superb period home that is ready to move straight into.



- Extended much improved period terrace
- Lovely lounge with fireplace and bay window
- UPVC conservatory
- Three bedrooms and bathroom upstairs
- Very convenient location
- Fabulous well proportioned accommodation
- Large open plan kitchen/dining/family room
- Separate w.c.
- Forecourt garden to the front and attractive yard to the rear

GENERAL INFORMATION:

Tenure: Freehold

Services: Gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding A)

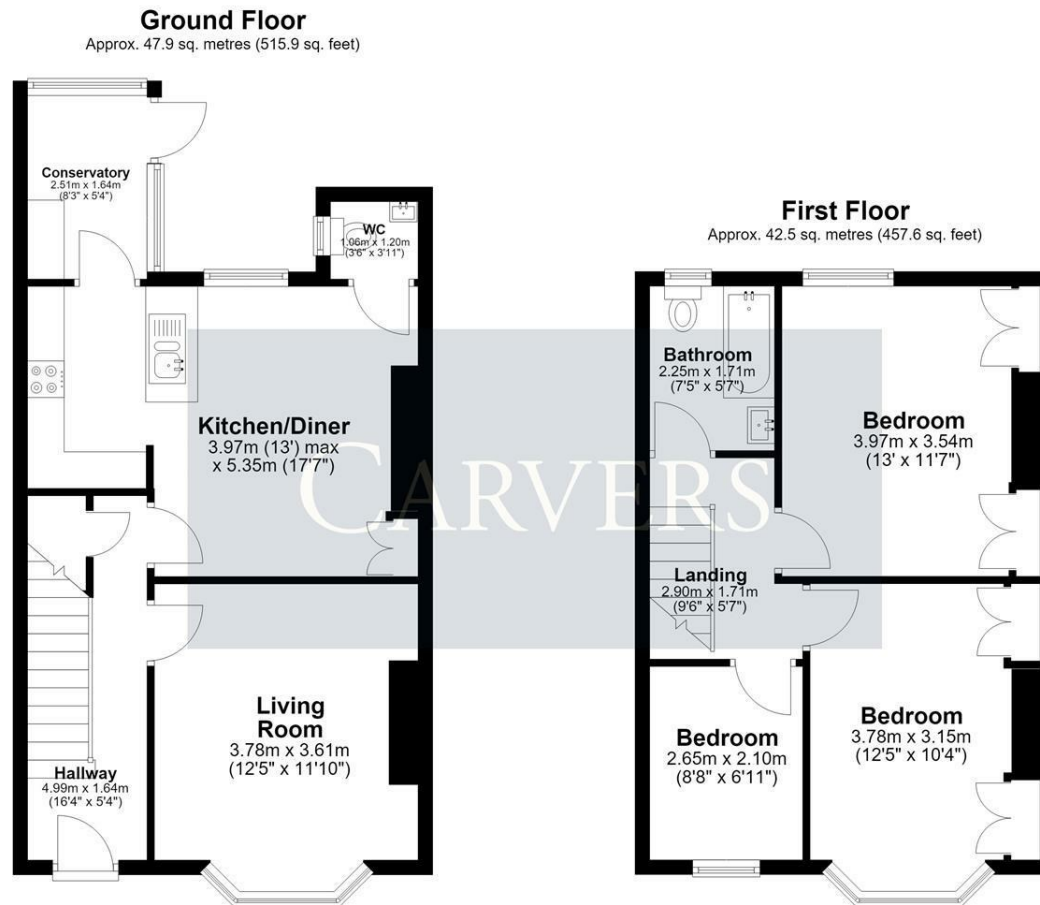
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Property Size

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude e.g. a conservatory and/or garage)





Total area: approx. 90.4 sq. metres (973.5 sq. feet)
3 Harding Terrace, Darlington

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Property size taken from EPC
947.00 sq ft

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