

Langdale Road

Darlington DL1 4BP

Offers Over £115,000

Venture PROPERTIES



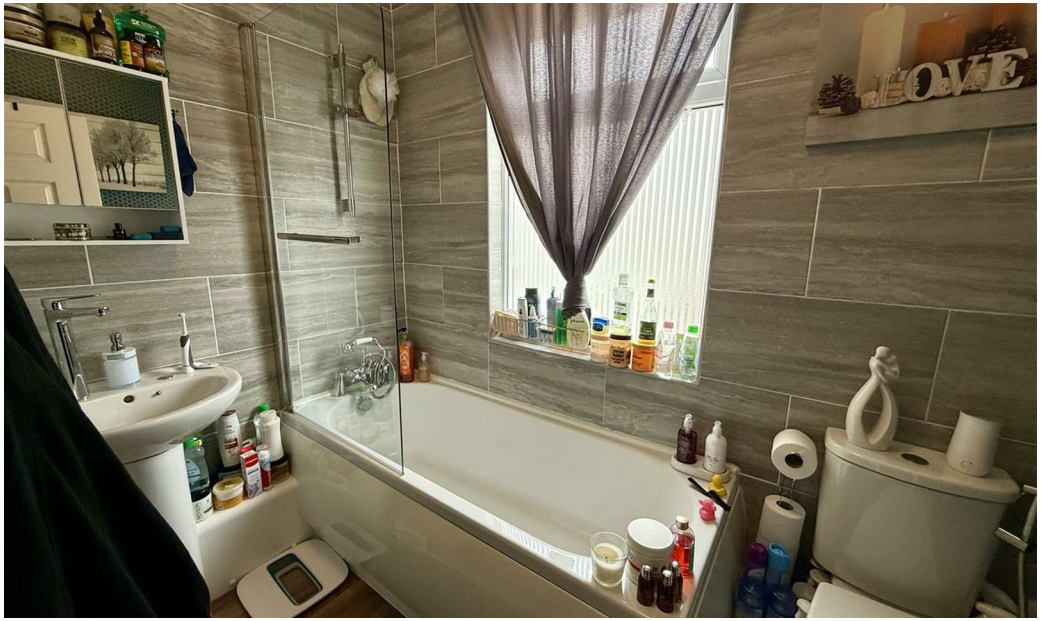






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- Stunning Two Bedroom Terrace
- Courtgarden To Rear
- Must Be Seen Internally
- Modern Interior
- Forecourt To Front
- Eastbourne Location
- Air Sourced Heating System
- Close To Amenities And Transport Links
- Council Tax Band A

Welcome to this stunning two-bedroom mid-terrace house located on Langdale Road in the desirable Eastbourne area of Darlington. This charming property is perfectly positioned close to local amenities, making it an ideal choice for those seeking convenience and comfort.

As you enter the home, you will find a well-proportioned reception room that offers a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The two bedrooms are thoughtfully designed, providing ample space for rest and relaxation. The property also features a modern bathroom, ensuring that all your needs are met.

One of the standout features of this home is the energy-efficient upgrades made by the current owner. The installation of an electric air-sourced heat pump heating system not only enhances comfort but also contributes to lower energy bills, making this property an environmentally friendly choice.

Outside, the property boasts a forecourt at the front, adding to its curb appeal, while the enclosed courtyard at the rear offers a private outdoor space for enjoying the fresh air or hosting gatherings.

This delightful home must be seen internally to truly appreciate its charm and the quality of the upgrades. Whether you are a first-time buyer, a small family, or looking to downsize, this property presents an excellent opportunity in a sought-after location. Don't miss your chance to make this lovely house your new home.

Entrance Hallway
With stairs to the first floor.

Lounge
12'6 x 10'10 (3.81m x 3.30m)
Situated to the front with bay window and feature fireplace.

Kitchen / Diner
14'9 x 7'10 (4.50m x 2.39m)
Situated to the rear with a modern range of wall and floor units with contrasting worksurfaces, double glazed window to the rear elevation and rear back door.

First Floor
Landing area.

Bedroom One
14'5 x 12'2 (4.39m x 3.71m)
Situated to the front a good sized double bedroom with double glazed window.

Bedroom Two
11'2 x 6'3 (3.40m x 1.91m)
A good sized bedroom situated to the rear with double glazed window.

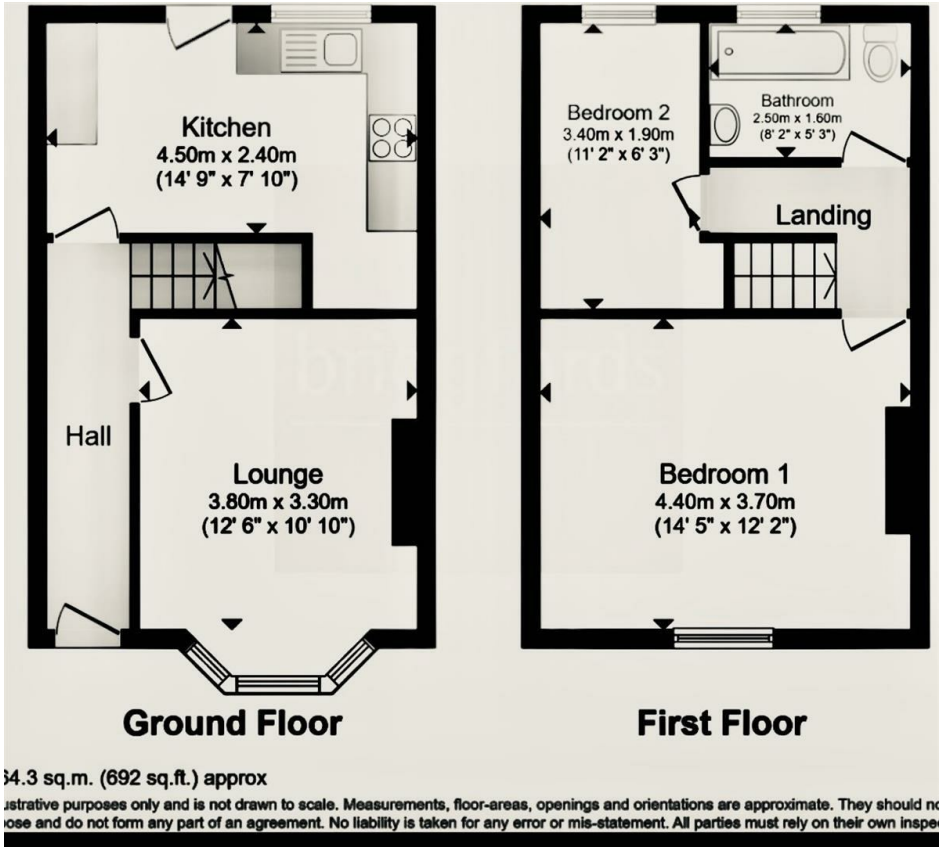
Bathroom/W.C
8'2 x 5'3 (2.49m x 1.60m)
With a modern suite comprising panelled bath, pedestal wash hand basin and low level W.C.

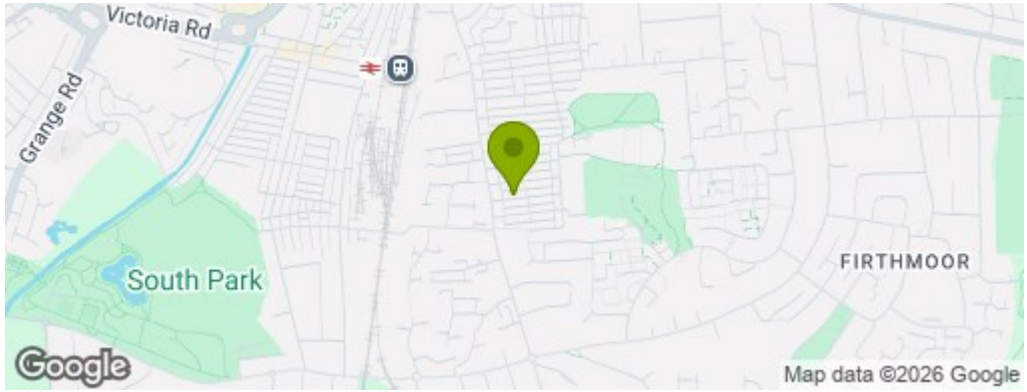
Externally
The home has a forecourt to the front and enclosed courtyard to the rear.

Tenure
Freehold

Property Details
Local Authority: Darlington
Council Tax Band: A
Annual Price: £1,663
Conservation Area No
Flood Risk Very low
Floor Area
Plot size 0.02 acres
Square Metres: 65sqm
Mobile coverage
EE
Vodafone
Three
O2
Broadband
Basic
4 Mbps
Superfast
80 Mbps
Ultrafast
10000 Mbps
Satellite / Fibre TV Availability
BT
Sky
Virgin

Note
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house





Property Information

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