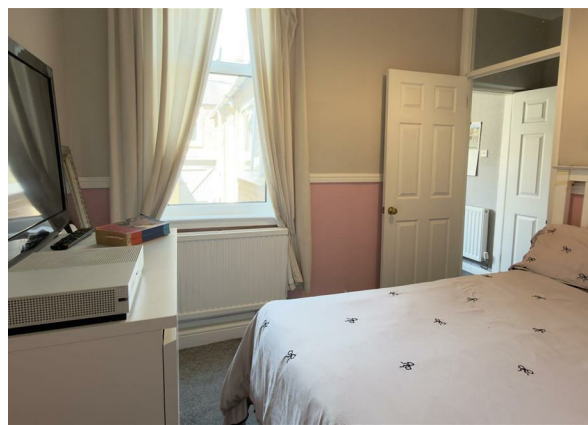


Harrison Terrace, Darlington, DL3 6QH
Offers in the region of £100,000

estates⁴
'The Art of Property'



Harrison Terrace, Darlington, DL3 6QH

Offers in the region of £100,000

Council Tax Band: A

A larger than average and beautifully presented home situated in the highly convenient Denes area of Darlington. This stunning property has been significantly improved by the current owner and offers spacious, versatile accommodation throughout, making it an excellent opportunity for a wide range of buyers, including a first time buyer, or as an investment opportunity.

The ground floor features a welcoming and sumptuous lounge to the front, together with a separate dining room which is currently utilised as a ground floor bedroom, providing flexibility to suit individual requirements. A light and airy modern kitchen leads through to a useful rear lobby and a well-appointed refitted family bathroom.

To the first floor, there are two generous bedrooms, and a useful WC with wash basin accessed from the second bedroom, adding further practicality. The landing provides access to a substantially improved loft space, which has been boarded, carpeted and benefits from a double-glazed Velux window, offering excellent additional storage.

Further benefits include UPVC double glazing and gas central heating via a Worcester combi boiler.

Early viewings are strongly recommended to fully appreciate the size, presentation and many attractive features of this lovely home, which represents excellent value in today's market.

Please note:

Council tax Band - A

Tenure - Freehold

Total sq ft and room dimensions to be considered a

guide only.

Following acceptance of an offer, the prospective buyer(s) will be required to pay £30 (inc. VAT) per client, to cover the cost of anti-money laundering checks conducted by Estates, in compliance with HMRC regulations.

Estates 'The Art of Property'

Professional Estate Agents, selling homes across Darlington, Newton Aycliffe, Teesside & North Yorkshire with creative & inviting marketing strategies! Property appraisals available 7 days a week!

Disclaimer:

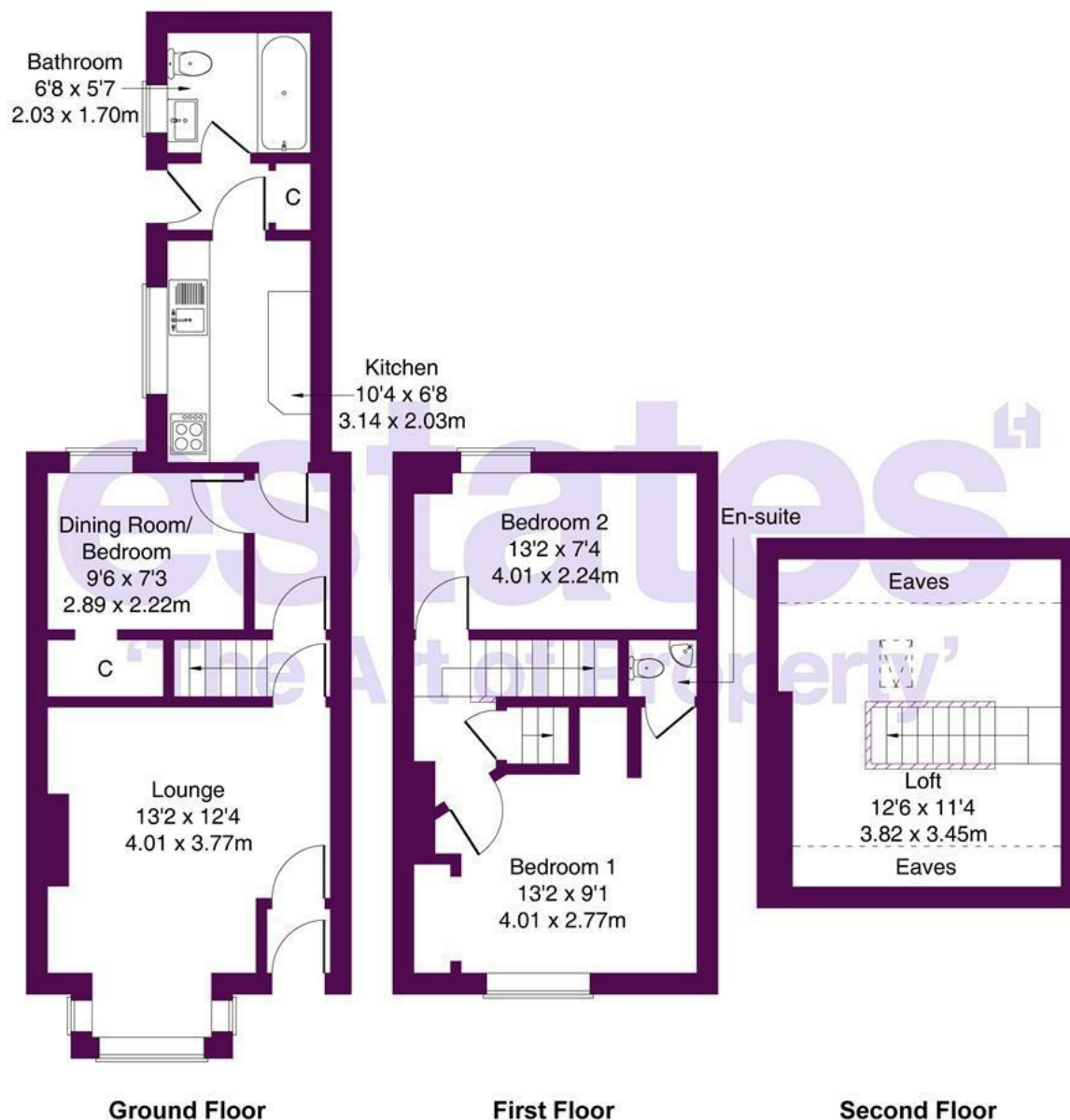
These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. They do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations, or any type of appliances which may be included. All photos, videos, and marketing material created by Estates 'The Art of Property', are the property of our agency

and are protected by copyright law. Our marketing material must not be copied, reproduced, shared, or used in any way without our prior written permission.



Harrison Terrace, Darlington, DL3 6QH

Approximate Gross Internal Area: (915 sq ft - 85 sq m.)



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

estates^{LD}
'The Art of Property'

Business Central 2 Union Square
Central Park
Darlington
County Durham
DL1 1GL
01325 804850
sales@estatesgroup.co.uk
<https://estates-theartofproperty.co.uk/>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC