The Leas, Darlington, DL1 3DD
3 Bed - House - Semi-Detached
£189,995

Council Tax Band: B
EPC Rating: C
Tenure: Freehold

SMITH & FRIENDS
ESTATE AGENTS

The Leas, DL1 3DD

** POPULAR HARROWGATE HILL AREA ** ** LARGE REAR GARDEN **
** CONSERVATORY / SUN ROOM EXTENSION **
** THREE / FOUR BEDROOM SEMI-DETACHED **

Ideal first time buyer, small family or an investment opportunity for this beautiful three/four bedroom semi-detached property located in this popular part of Darlington which lies within easy reach of local shops, amenities and schooling. The A1(M) & A66 are also both within easy reach ideal for those commuters.

The property briefly comprises of; Hall, Open-Plan Kitchen / Diner, with the whole room being opened up to the previous conservatory, that has been converted into a bright spacious sun room. Off the kitchen is an Inner Hall, leading to the Living Room at the front of the property with log burner and large bay window.
The first floor provides a landing, with two double bedrooms (Both bedrooms provide built-in wardrobes), and a further single bedroom to the rear and a modern four piece family bathroom.
The property has had the loft converted, creating a second floor reception room or fourth bedroom.

Externally, the property has a shared driveway, with gravelled front garden, whilst the rear of the property benefits from being westerly facing, with a mixture of paving and lawn area's capturing the sun all day, making it a perfect garden for family enjoyment.

For a viewing contact SMITH & FRIENDS - Estate Agents Darlington, Early viewing is highly recommended.

GROUND FLOOR

Hallway
3'4" x 2'11"

Living Room
14'11" x 10'9"

Inner Hallway
4'6" x 2'11"

Kitchen / Diner
14'10" x 18'9"

Sun Room
11'10" x 12'2"

FIRST FLOOR

Landing
5'2" x 9'6"

Bedroom 1
12'7" x 10'10"

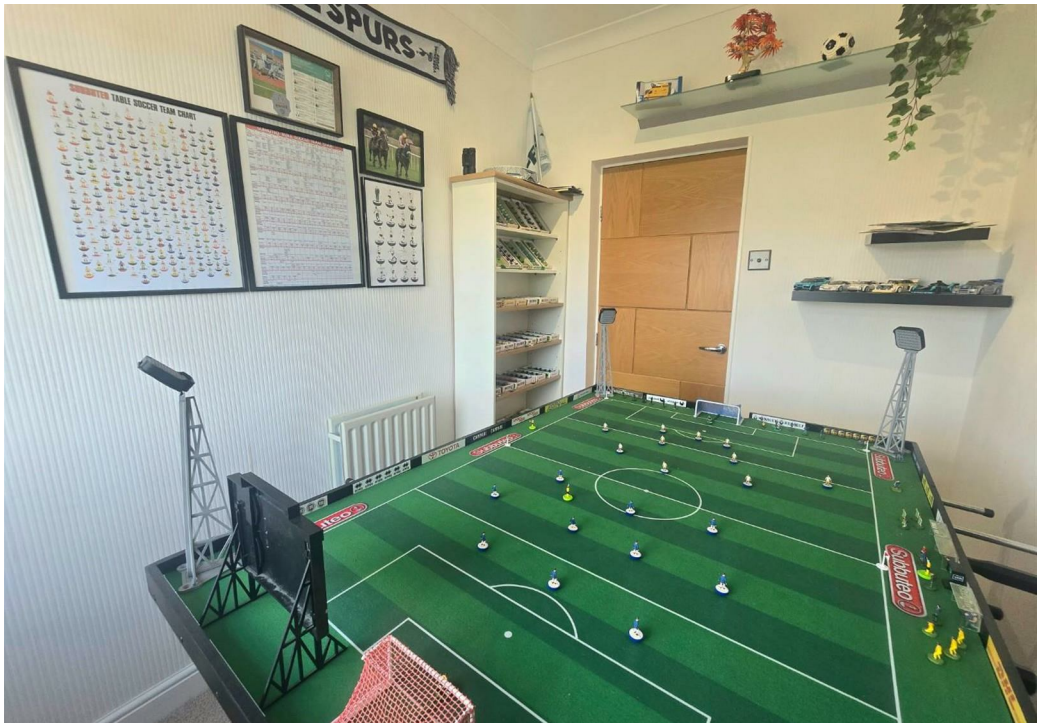
Bedroom 2
7'0" x 12'9"

Bedroom 3
6'9" x 9'0"

Family Bathroom
9'6" x 5'9"

SECOND FLOOR

Loft Room / 4th Bedroom
10'10" x 15'0"


SPURS
TABLE SOCCER TEAM CHART

Ground Floor

Floor 1

Floor 2

N
W
E
S

Approximate total area(1)

1240 ft²
115.1 m²

Balconies and terraces

463 ft²
43 m²

Reduced headroom

102 ft²
9.5 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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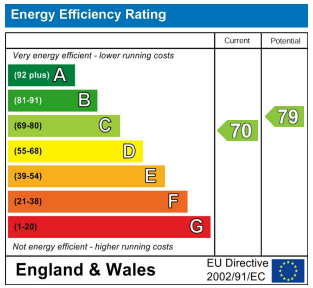

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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