



Orchard Road

Darlington DL3 6HS

Offers In The Region Of £165,000





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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Darlington DL3 6HS



- Mid Terrace Three Bedroom Property
- Very Well Presented
- Council Tax Band B

- Popular Denes Location
- Enclosed Courtyard to Rear
- EPC Rating E

- Modern Interior
- Close to Shops and Schools

Orchard Road in Darlington, this modern three-bedroom, mid-terrace house is a delightful find for families and professionals alike. The property boasts two spacious, open aspect reception rooms, providing ample space for relaxation and entertaining guests.

The three well-appointed bedrooms offer comfortable living, while the updated bathroom ensures convenience for daily routines. This home has been thoughtfully improved, blending contemporary style with practical living, finished to a high standard,

This property has a rear outdoor space, perfect for enjoying the fresh air or hosting summer gatherings. Additionally, its prime location means you are just a stone's throw away from local shops and schools, making it an ideal choice for those seeking a vibrant community atmosphere. Travel and Transport links are close at hand.

This terraced house presents a wonderful opportunity to acquire a stylish and well-maintained home in a sought-after area. Whether you are looking to settle down or invest, this property is sure to impress.

Entrance Hall

Door to front, staircase to first floor landing and radiator.

Lounge

12'2 x 12' (3.71m x 3.66m)

Upvc double glazed bay window to front, brick built fireplace and radiator. Open aspect to the dining room.

Dinning Room

13'1 x 12'2 (3.99m x 3.71m)

Upvc double glazed window to rear, brick built fireplace and radiator.

Kitchen

15'7 x 7'7 (4.75m x 2.31m)

Two Upvc double glazed windows to side, newly installed wall, base and drawer units with contrasting worktops. Integrated electric hob and splashback with fixed

extractor over, deep pan drawers and eye level oven. Stainless steel sink with mixer tap and spray along with integrated appliances. Spotlights to ceiling and laminate flooring.

First Floor Landing

Bedroom One

15'10 x 12'2 (4.83m x 3.71m)

Two Upvc double glazed windows to front and radiator.

Bedroom Two

14'2 x 7'7 (4.32m x 2.31m)

Two Upvc double glazed windows to side and rear and radiator.

Bedroom Three

9'6 x 6'6 (2.90m x 1.98m)

Upvc double glazed window to rear and radiator.

Bathroom

Modern freestanding bath with central mixer taps and spray. Walk in shower, wall mounted wash hand basin in vanity and low level w.c. Spotlights to ceiling, part tiled walls, tiled floor and heated towel rail.

Externally

To the front there is an enclosed courtyard with decorative paving and shrubs.

To the rear there is an enclosed courtyard with gated access to rear lane.

Tenure

Freehold

Property Details

Local Authority: Darlington

Council Tax Band: B

Annual Price: £1,940

Conservation Area No

Flood Risk Very low

Floor Area 1,054 ft 2 / 98 m 2

Plot size 0.03 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

13 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

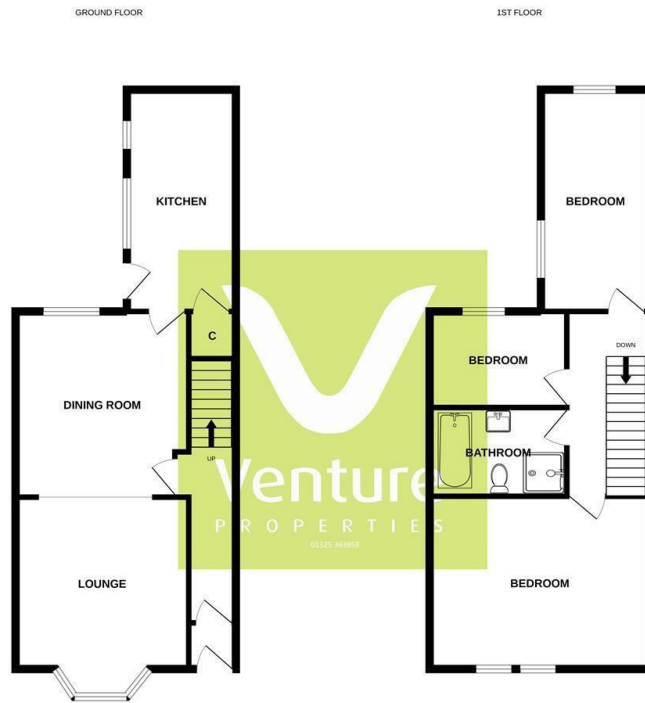
BT

Sky

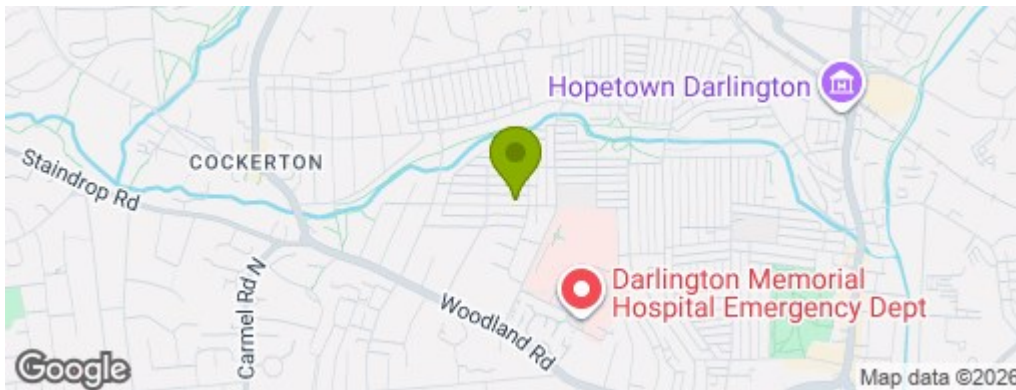
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Note

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



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used in conjunction with a 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 MapGen 12/22



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