



Davison Road

Darlington DL1 3DP

Offers Over £125,000





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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Davison Road

Darlington DL1 3DP



- Two Bedroom Semi-Detached Property
 - Enclosed Rear Garden with Workshop
 - Priced to Sell
- Off Street Parking
 - Close to All Amenities
 - Council Tax Band A
- Conservatory
 - Easy Access to Travel & Transport Links
 - EPC Rating tbc

located on the charming Davison Road in Darlington, this delightful two-bedroom semi-detached house presents an excellent opportunity for both first-time buyers and those looking to downsize. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining guests. The well-appointed conservatory adds a touch of elegance and serves as a perfect spot to enjoy the garden views throughout the seasons.

The two comfortable bedrooms offer a peaceful retreat, ideal for restful nights. The shower room is conveniently located, ensuring ease of access for all residents. With off-street parking available for one vehicle, you can enjoy the convenience of having your own space without the hassle of searching for parking.

One of the standout features of this property is that it comes with no onward chain, allowing for a smooth and straightforward purchasing process. This semi-detached house is not only a lovely home but also a fantastic investment in a desirable area.

With its inviting atmosphere and practical layout, this property is sure to appeal to a variety of buyers. Don't miss the chance to make this charming house your new home.

Entrance Hall
Upvc door to front, staircase to first floor landing.

Lounge
12'11 x 12'5 (3.94m x 3.78m)
Upvc double glazed bow window to front, electric fire, under stairs storage and radiator.

Kitchen
15'8 x 7'7 (4.78m x 2.31m)
Upvc double glazed window to rear, fitted wall, base and drawer units, stainless steel sink, cooker, space for a washing machine, dishwasher and fridge freezer.
Upvc door to rear and radiator.

Conservatory
9'9 x 7'7 (2.97m x 2.31m)
Half wall, half glazed with French doors to the rear.

First Floor Landing
Upvc double glazed window to side and access to the loft, via drop down ladder.

Bedroom One
12'6 x 11'3 (3.81m x 3.43m)
Upvc double glazed window to front, fitted wardrobes, storage cupboard and radiator.

Bedroom Two
9'8 x 9'6 (2.95m x 2.90m)
Upvc double glazed window to rear and radiator.

Shower Room
Upvc double glazed obscure window to side, shower cubicle, wash hand basin, w.c and radiator.

Externally
To the front there is a pebbled garden area and a driveway providing off street parking. There is also gated access to the rear.
To the rear, the enclosed garden is laid to patio with a workshop.

Tenure
Freehold

Property Details
Local Authority: Darlington
Council Tax Band: A
Annual Price: £1,663
Conservation Area No
Flood Risk Very low
Floor Area 0 ft 2 / 0 m 2
Plot size 0.04 acres
Mobile coverage

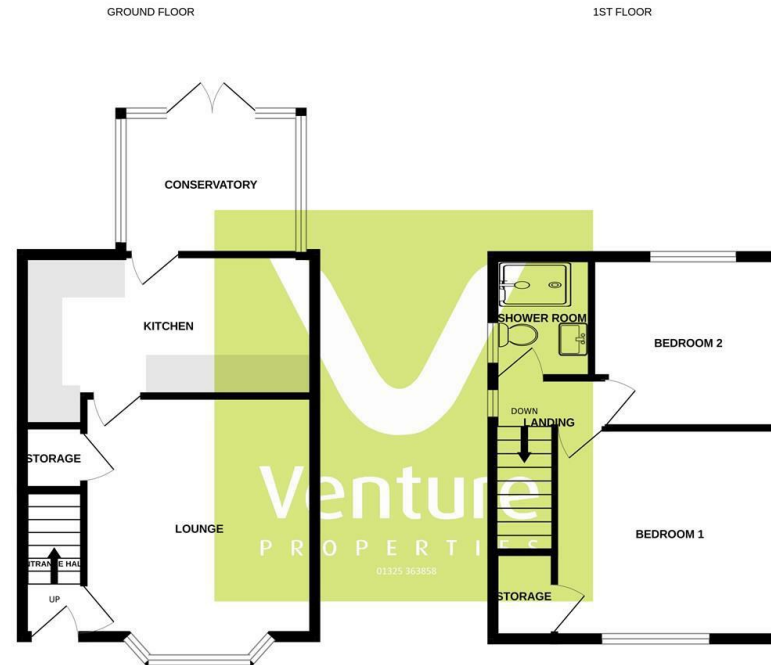
EE
Vodafone
Three

C2
Broadband

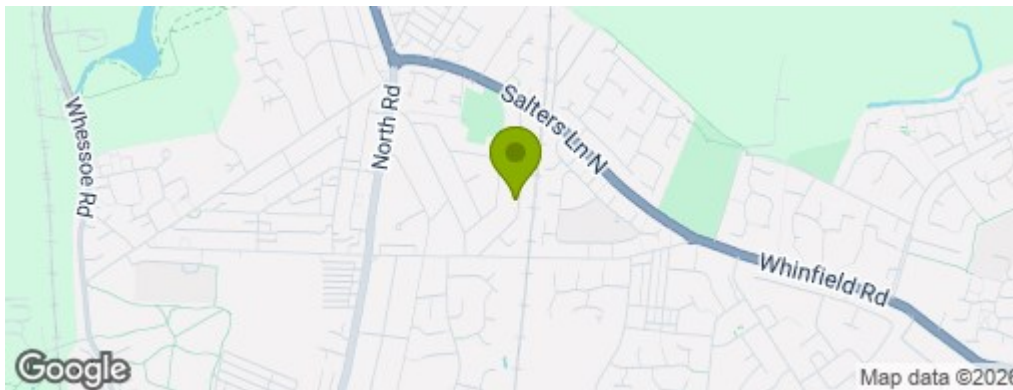
Basic
5 Mbps
Ultrafast
10000 Mbps
Satellite / Fibre TV Availability

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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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