


# Thompson Street West

Darlington DL3 0HQ

Offers Over £160,000

Venture
PROPERTIES









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# Thompson Street West

## Darlington DL3 0HQ




- Three Bedroom Property
- Generous Rear Garden
- Town Centre just a Short Drive Away
- Detached Garage to the Rear
- Close to Shops, Schools and Amenities
- Council Tax Band A
- Open Aspect Ground Floor
- Within Walking Distance to Transport Links
- EPC Rating D

In the desirable Harrowgate Hill area of Darlington, this charming terraced house on Thompson Street West offers a delightful blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The open aspect to the ground floor, provides ample room for relaxation and entertaining, making it a perfect setting for both quiet evenings and lively gatherings.

The house is very well presented throughout, showcasing a warm and inviting atmosphere that is sure to make you feel at home. The modern bathroom is both functional and stylish, catering to the needs of everyday life.

One of the standout features of this property is the exceptionally generous rear garden, which offers a garage, green house and a private outdoor space for gardening, play, or simply enjoying the fresh air. It is a wonderful area for children to play or for hosting summer barbecues.

Located close to all amenities, you will find shops, schools, and parks within easy reach, making daily life effortless.

This three-bedroom terraced house is a fantastic opportunity for anyone looking to settle in a vibrant community while enjoying the comforts of a well-maintained home. Do not miss the chance to make this lovely property your own.

### Entrance Hall
Upvc stained glass feature door with dual windows to front , staircase to first floor landing and vinyl flooring.

### Lounge
12'0 x 15'0 (3.66m x 4.57m)
Upvc double glazed bay window to front, recess into chimney breast fireplace with wooden beam surround, spotlights to ceiling, radiator and open aspect through to dining room.

### Dining Room
18'2 x 10'01 (5.54m x 3.07m)
Upvc double glazed window to rear, spotlights to ceiling and open aspect to kitchen.

### Kitchen
12'09 x 8'07 (3.89m x 2.62m)
Upvc double glazed window to side and door and window to rear. Fitted with light blue wall, base and drawer units including deep pan drawers. Composite sink with mixer tap, integrated hob with extractor over, tiled splashback and oven. Integrated appliances including pull out waste bins, dishwasher, washing machine and fridge freezer. Spotlights to ceiling, concealed boiler and vinyl flooring.

### First Floor Landing

### Bedroom One
10'0" x 12'5" (3.06 x 3.79)
Upvc double glazed window to front, spotlights to ceiling and radiator.

### Bedroom Two
11'9" x 9'11" (3.60 x 3.04)
Upvc double glazed window to rear, spotlights to ceiling and storage cupboard.

### Bedroom Three
Upvc double glazed window to front, spotlights to ceiling and radiator.

### Bathroom
Upvc double glazed obscure window to rear, panelled bath with shower over and screen, wall mounted wash hand basin with storage, low level w.c, spotlights to ceiling, heated towel rail and tiled walls and floor.

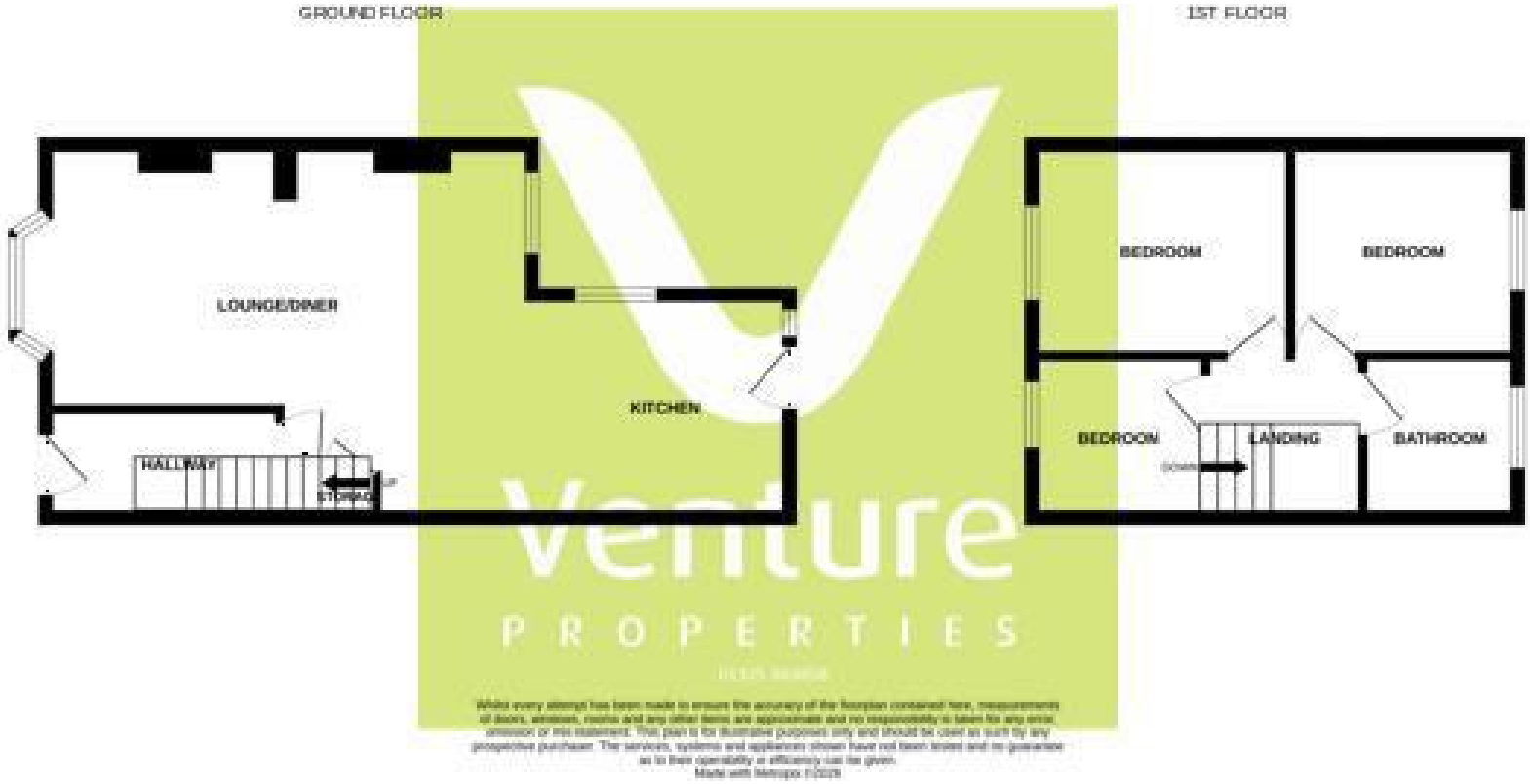
### Externally
To the front an enclosed forecourt.
To the rear, an exceptional lengthy and well established garden with access to the detached garage. There are various features to the garden including a green house.

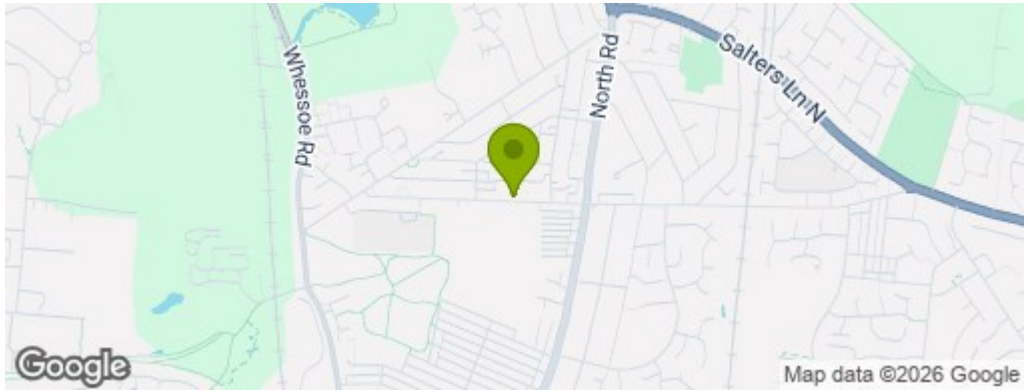
### Tenure
Freehold

### Property Details
Local Authority: Darlington
Council Tax Band: A

Annual Price: £1,663
Conservation Area No
Flood Risk Very low
Floor Area 936 ft 2 / 87 m 2
Plot size 0.06 acres
Mobile coverage
EE
Vodafone
Three
O2
Broadband
Basic
5 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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