



Holmwood Grove

Darlington DL1 3AT

Offers Over £109,950





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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Holmwood Grove

Darlington DL1 3AT



- Three Bedroom Terrace
 - Close To Transport Links
 - EPC Rating D
- Two Reception Rooms
 - Harrowgate Hill Location
 - Council Tax Band A
- Ideal Family Home & Investment
 - No Onward Chain

Located in the desirable Harrowgate Hill area of Darlington, this three-bedroom terraced house is ready to move into condition with the benefit of newly fitted carpets, redecoration and presents an excellent opportunity for families, first-time buyers, or investors alike. The property boasts two inviting reception rooms, providing ample space for relaxation and entertaining guests.

The well-proportioned bedrooms offer a comfortable retreat, ensuring that everyone in the household has their own personal space. The bathroom is conveniently located, catering to the needs of a busy family.

One of the standout features of this property is the absence of an onward chain, allowing for a smooth and efficient purchase process. This is particularly advantageous for those looking to move in quickly and start enjoying their new home without unnecessary delays.

Holmwood Grove is a peaceful street, yet it remains close to local amenities, schools, and transport links, making it an ideal location for families and professionals alike.

In summary, this terraced house is a fantastic opportunity to secure a lovely home in a sought-after area of Darlington. Whether you are looking to settle down or invest, this property is well worth a viewing.

Entrance Hallway

Lounge
10'11 x 10'9 (3.33m x 3.28m)

Dining Room
14'10 x 14'1 (4.52m x 4.29m)

Kitchen
9'2 x 7

First Floor

Bedroom One
11'7 x 9'11 (3.53m x 3.02m)

Bedroom Two
11'1 x 6'9 (3.38m x 2.06m)

Bedroom Three
7'9 x 7'4 (2.36m x 2.24m)

Bathroom

Externally

Tenure
Freehold

Property Details

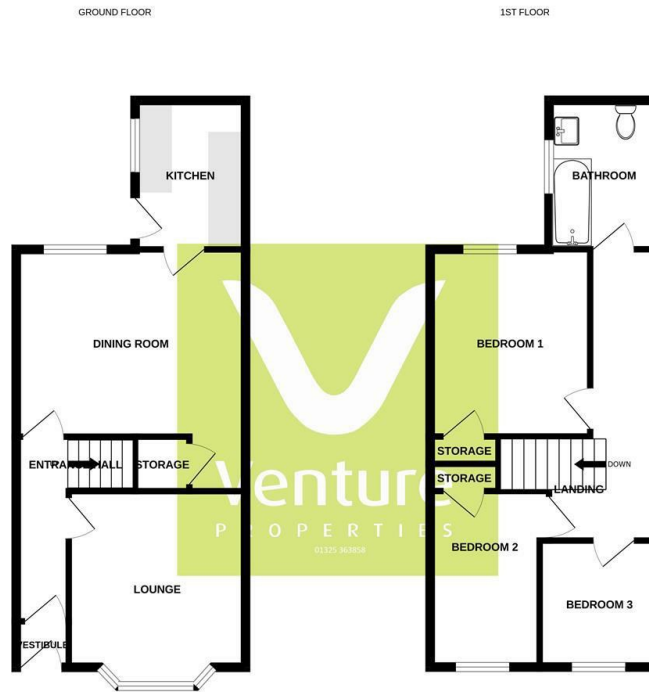
Local Authority
Darlington
Council Tax
Band:
A
Annual Price:
£1,663
Conservation Area
No
Flood Risk
Very low
Floor Area
839 ft 2 / 78 m 2
Plot size
0.03 acres
Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
4 Mbps
Superfast
80 Mbps
Ultrafast
10000 Mbps
Satellite / Fibre TV Availability

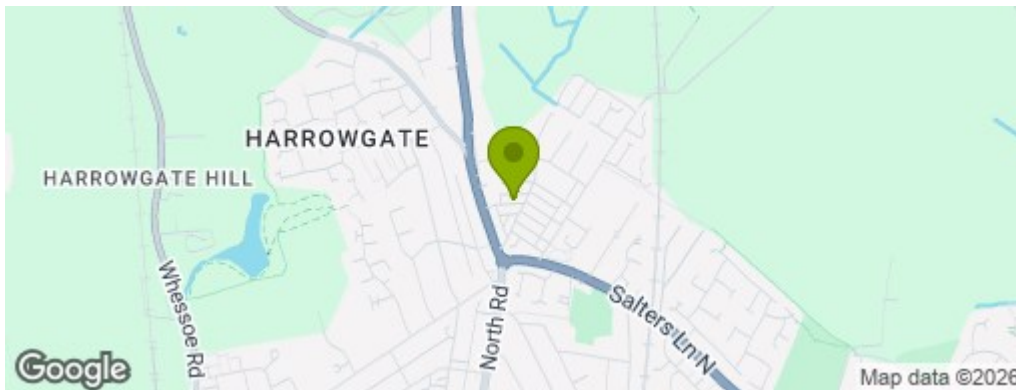
BT
Sky
Virgin

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.



Whilst 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 illustrative purposes only and should be used as such for only prospective purchase. The services, systems and appliances shown here are not limited and no guarantee as to their operability or efficiency can be given.

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