# Thompson Street East

Darlington DL1 3BB

£199,950

Venture
PROPERTIES

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# Thompson Street East

## Darlington DL1 3BB

x 3 x 1 x 2

- Three Bedroom Semi-Detached Property
- Off Street Parking
- Immaculately Presented Throughout
- Popular Harrowgate Hill Area of Darlington
- No Chain For Ease
- Council Tax Band B
- Within Walking Distance to Shops, Schools and Transport Links
- Gardens to Front and Rear with Workshop
- EPC Rating D

Welcome to this immaculate semi-detached house located on Thompson Street East in the desirable area of Harrowgate Hill, Darlington. This well presented property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you will find an inviting open aspect reception room that provide ample space for relaxation, dining and entertaining. The layout is both practical and welcoming, ensuring that you can enjoy quality time with family and friends. The property also features a well-appointed, modern bathroom, catering to all your daily needs.

One of the standout features of this home is the delightful garden, which offers a perfect retreat for outdoor activities or simply enjoying the fresh air. Additionally, there is a workshop in the garden, providing a fantastic space for hobbies or extra storage space.

Parking is made easy with space for one vehicle to the front, adding to the convenience of this lovely home. The property is also offered with no chain, allowing for a smooth and swift transaction.

This semi-detached house on Thompson Street East is not just a place to live; it is a wonderful opportunity to create lasting memories in a vibrant community. With its immaculate condition and desirable location, this property is sure to attract interest. Do not miss the chance to make it your own, contact our office today to arrange a viewing.

### Entrance Hall
Composite door to front, staircase to first floor landing with glass panels, wood flooring and radiator.

### Lounge
12'6 x 11'11 (3.81m x 3.63m)
Upvc double glazed bay window to front, inset fireplace with multi fuel burner and decorative beam over. Modern, bespoke media wall with shelving and light into alcoves. Wood flooring, radiator and open aspect to dining area.

### Dining Room
15'11 x 10'2 (4.85m x 3.10m)
Upvc double glazed French doors to rear, wood flooring, storage cupboard and two vertical radiators. Ample space for a dining table and chairs.

### Kitchen
12 x 9'7 (3.66m x 2.92m)
Upvc double glazed window to rear, visible beam to ceiling, fitted wall, base and drawer units, Belfast sink, integrated dishwasher, fixed extractor with range style cooker, space for a washing machine and American style fridge freezer. Vertical radiator, tiled floor and door to side.

### First Floor Landing
Upvc double glazed window to side and access to the loft.

### Bedroom One
12'7 x 12 (3.84m x 3.66m)
Upvc double glazed bay window to front, fitted wardrobes and radiator.

### Bedroom Two
10'4 x 9'2 (3.15m x 2.79m)
Upvc double glazed window to rear, wardrobe with sliding doors and radiator.

### Bedroom Three
9'3 x 7'4 (2.82m x 2.24m)
Upvc double glazed window to rear and radiator.

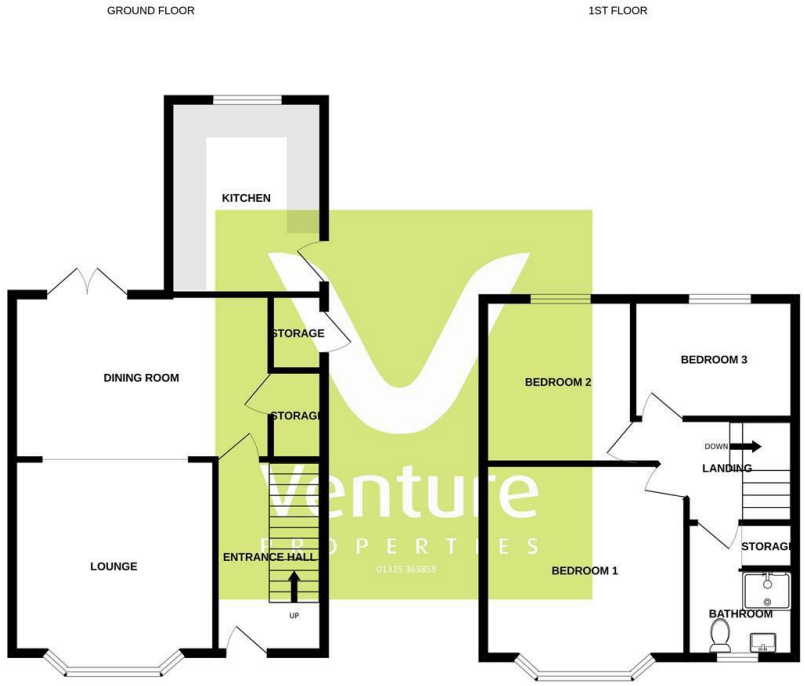
### Shower Room
Upvc double glazed obscure window to front, walk in shower cubicle, wash hand basin and back to wall, low level w.c in vanity unit with storage, tiled walls and radiator.

### Externally
To the front is an enclosed courtyard and off street parking with double gated access to the rear of the property.
To the rear, the enclosed, landscaped garden is particularly pleasing to the eye with a lawn, raised decking patio area and small pond feature. There is also a large workshop/out building with window and double doors.

### Tenure
Freehold

### Property Details
Local Authority: Darlington
Council Tax Band: B
Annual Price: £1,940
Conservation Area No
Flood Risk Very low
Floor Area 0 ft 2 / 0 m 2
Plot size 0.05 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.




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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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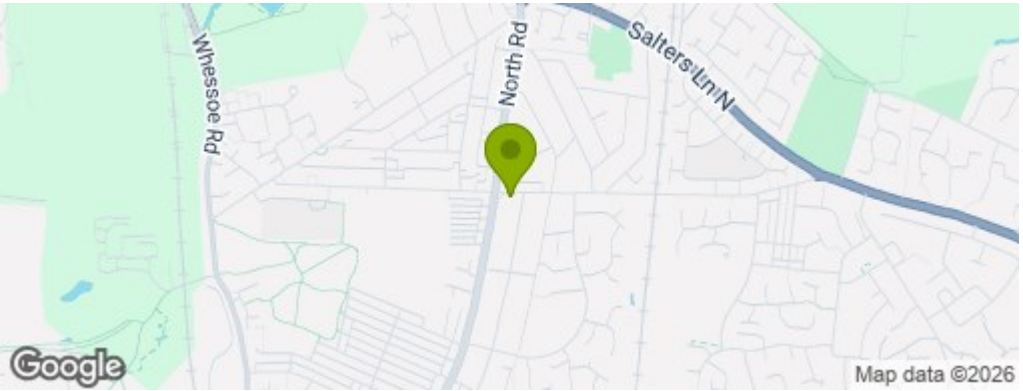


## Property Information

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