



Langdale Road

Darlington DL1 4BP

Or Nearest Offer £130,000





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# Langdale Road

Darlington DL1 4BP



- Two Bedroom Property
- Council Tax Band A
- Two Shower Rooms/W.C.

- Extended
- Epc Rating D
- Eastbourne Location

- Off Street Parking
- Decorated To A High Standard
- Useful Outhouse

Welcome to Langdale Road, Darlington - a charming location for this stunning two-bedroom semi-detached house. This property boasts not just one, but two reception rooms, garage conversion offering ample space for entertaining or relaxation. With two shower rooms, convenience is key in this beautifully decorated home that exudes elegance and style.

Situated in a sought-after area, this property is a perfect blend of modern living and classic charm. The high standard of decoration throughout the house adds a touch of luxury to everyday living.

What's more, this property comes with the added benefit of no onward chain, making the buying process smoother and quicker for the lucky new owners.

Don't miss out on the opportunity to own this delightful home in Darlington. Book a viewing today and step into your future in this lovely semi-detached house on Langdale Road.

## Entrance Hall

Composite door to side and staircase to first floor.

## Lounge

13'5 x 11'8 (4.09m x 3.56m)

Upvc double glazed bay window to front and radiator.

## Dining Room

14'3 x 9 (4.34m x 2.74m)

Upvc double glazed window to rear, under stairs storage, radiator and composite door to rear.

## Kitchen

With sliding doors to side, fitted with wall, base and drawer units, stainless steel sink unit and double oven.

## Shower Room

Upvc double glazed window to rear, shower cubicle, w/c, wash hand basin and heated towel rail.

## First Floor Landing

With wall mounted radiator, access to boarded loft, with electricity and light, via drop down ladder.

## Bedroom One

14'3 x 11'8 (4.34m x 3.56m)

Upvc double glazed windows to front and side and radiator.

## Bedroom Two

9'2 x 8'5 (2.79m x 2.57m)

Upvc double glazed windows to rear, fitted wardrobes and radiator.

## Shower Room

Upvc double glazed obscure window to front with fitted shower.

## Externally

To the front here is off street parking.

To the rear there is a yard and outhouse with access to kitchen extension.

## Property Information

Local Authority

Darlington

Council Tax

Band:

A

Annual Price:

£1,506

Conservation Area

No

Flood Risk

No Risk

Floor Area

721 ft 2 / 67 m 2

Plot size

0.03 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

9 Mbps

Superfast

80 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

BT

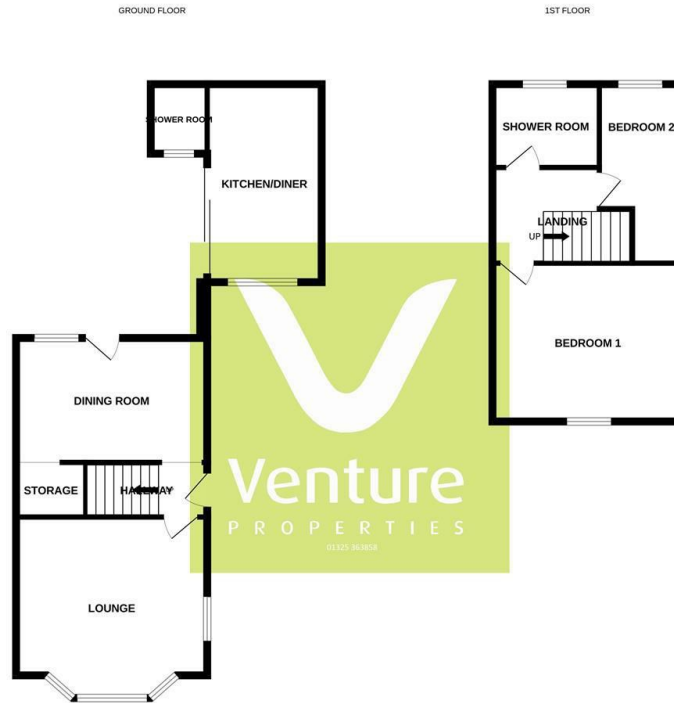
Sky

## Tenure

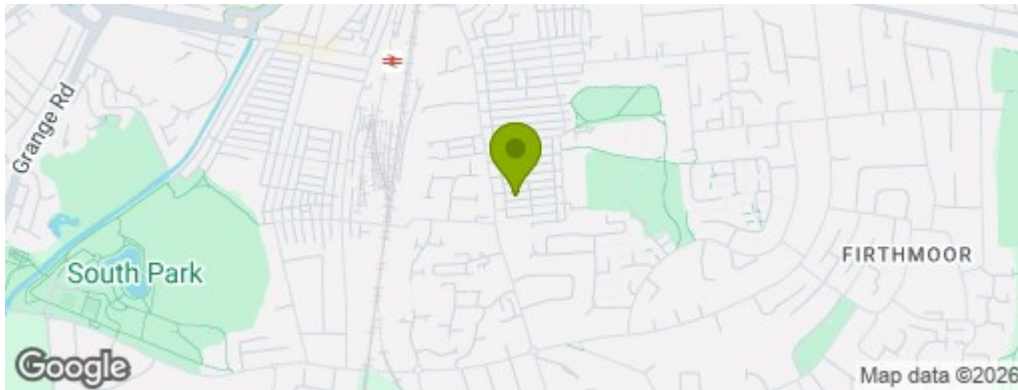
Freehold

## 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 misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The intended use of any appliances shown here has 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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