



Linacre Way

Darlington DL1 2YA

£190,000





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# Linacre Way

Darlington DL1 2YA



- Three Bedroom Property
- Ideal family Home
- Council Tax Band C

- Harrowgate Hill Area of Darlington
- Close to Shops and Schools
- EPC Rating D

- Garden to Rear
- Excellent Travel & Transport Links

In the desirable area of Harrowgate Hill, this charming detached house on Linacre Way, Darlington, presents an excellent opportunity for families and professionals alike. Boasting three well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting reception room provides a versatile area for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home.

The property features a modern bathroom, ensuring convenience for all residents. Its prime location is a significant advantage, as it is situated close to local shops and schools, making daily errands and family life effortlessly manageable. Additionally, the excellent travel links in the vicinity allow for easy commutes to nearby towns and cities, enhancing the appeal for those who require accessibility.

With its combination of space, location, and amenities, this detached house is a wonderful choice for anyone looking to settle in a vibrant community. Whether you are a first-time buyer or seeking a family home, this property is sure to meet your needs and expectations. Do not miss the chance to make this delightful house your new home.

## Entrance Hall

Upvc door to front, staircase to first floor landing and radiator.

## Lounge

13'11 x 12'6 (4.24m x 3.81m)

Upvc double glazed bow window to front and radiator.

## Kitchen/Diner

15'7 x 10'10 (4.75m x 3.30m)

Two Upvc double glazed windows to rear, fitted with wall, base

and drawer units including breakfast bar with integrated electric hob with extractor over and oven. Composite sink with mixer tap, integrated fridge freezer, wall mounted boiler, under stairs storage and radiator.

## First Floor Landing

Upvc double glazed window to side and storage cupboard.

## Bedroom One

12'3 x 8'7 (3.73m x 2.62m)

Upvc double glazed window to rear and radiator.

## Bedroom Two

10' x 9'1 (3.05m x 2.77m)

Upvc double glazed window to rear and radiator.

## Bedroom Three

9'1 x 6'10 (2.77m x 2.08m)

Upvc double glazed window to front and radiator.

## Bathroom

Upvc double glazed window to rear, bath with shower over and screen, w.c, wash hand basin and heated towel rail.

## Externally

To the front there is off street parking.

To the rear is mainly laid to lawn with patio area and shed.

## Tenure

Freehold

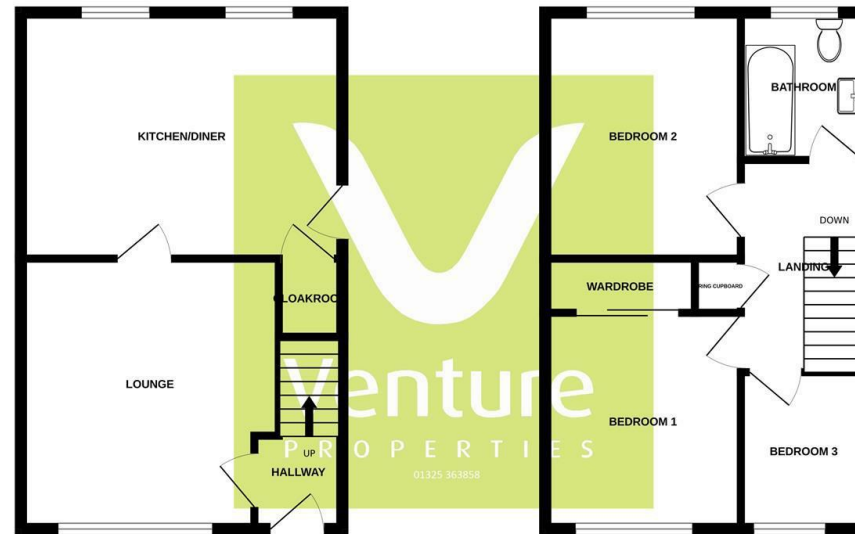
## Property Details

## Note

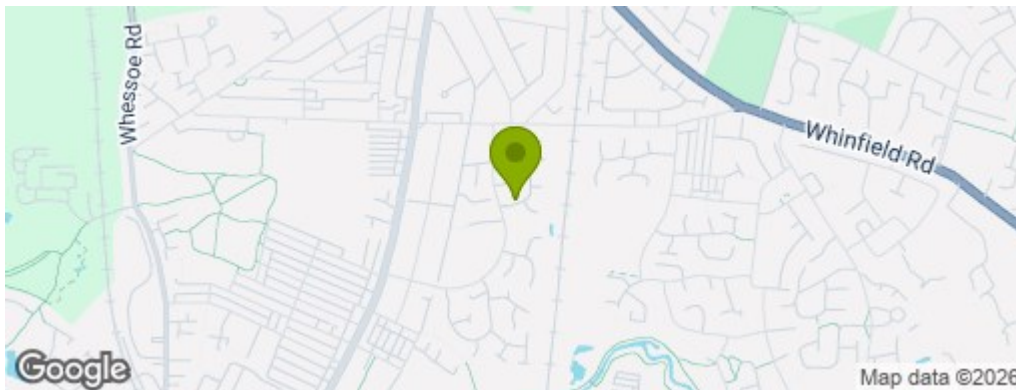
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GROUND FLOOR

1ST FLOOR



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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