



**Longfield Road**

Darlington DL3 0HS

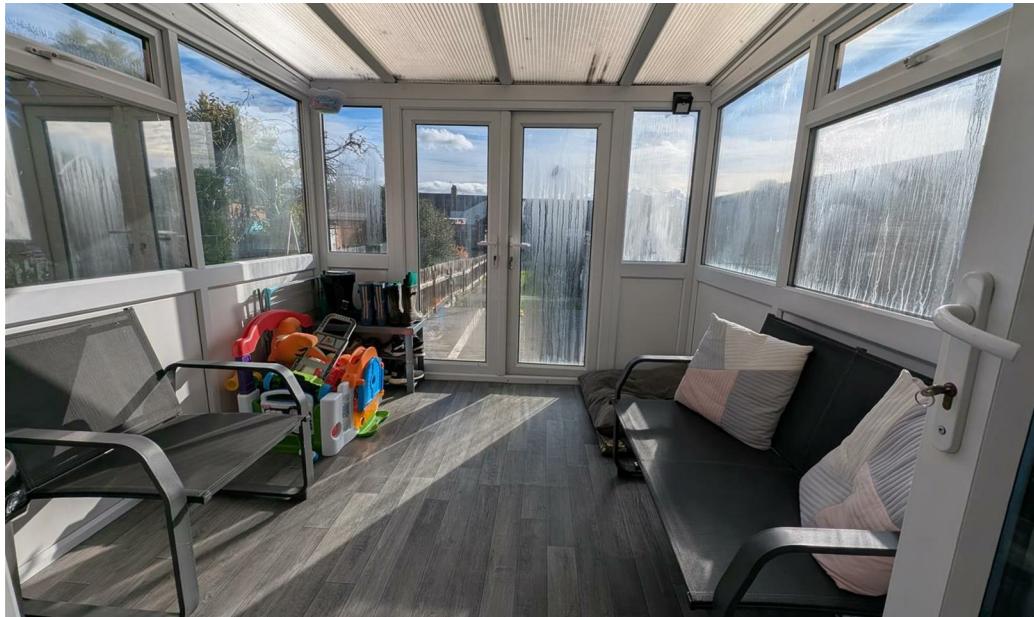
Offers In The Region Of £117,500



Venture  
PROPERTIES



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# Longfield Road

Darlington DL3 0HS



- Two Bedroom Terrace
- Excellent Travel Links
- Council Tax Band A

- Close to Local Shops and Schools
- Ideal First time Buy
- EPC Rating C

- Garden to Rear
- Well Presented Throughout
- Must Be Seen

Longfield Road in the popular town of Darlington, this delightful two-bedroom terraced house presents an excellent opportunity for both first-time buyers. The property boasts two inviting reception rooms, providing ample space for relaxation and entertaining guests.

The two well-proportioned bedrooms offer a comfortable retreat, perfect for unwinding after a long day. The bathroom is conveniently located, ensuring ease of access for all residents.

One of the standout features of this home is the rear garden, which provides a lovely outdoor space for gardening enthusiasts or those who simply wish to enjoy some fresh air.

Situated close to local shops and excellent travel links, this property is ideally located for those who appreciate the convenience of urban living while still enjoying the tranquillity of a residential area.

This terraced house on Longfield Road is a wonderful opportunity to create a warm and welcoming home in a sought-after location. Don't miss your chance to view this property and envision the possibilities it holds.

## Entrance Porch

Upvc door to front.

## Lounge

11'10 x 14'00 (3.61m x 4.27m)

Upvc double glazed window to front and laminate flooring.

## Kitchen

10'05 x 12'02 (3.18m x 3.71m)

Double doors to conservatory, fitted with wood wall, base and drawer units, stainless steel sink with mixer tap, four ring gas hob and oven. Space for a fridge freezer and washing machine. Concealed boiler and vinyl flooring.

## Conservatory

8'05 x 10'01 (2.57m x 3.07m)

Double doors to rear and vinyl flooring.

## Inner Lobby

Stairs to first floor.

## Ground Floor Bathroom

Panelled bath with shower over and screen, low level w.c, wash hand basin in vanity, under stairs recess shelving, heated towel rail, fully tiled walls and vinyl flooring.

## Bedroom One

10'06 x 11'10 (3.20m x 3.61m)

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

## Bedroom Two

9'11 x 7'10 (3.02m x 2.39m)

Upvc double glazed window to rear, Juliette balcony and storage cupboard.

## First Floor W.C

Low level w.c and wash hand basin with sliding door.

## Externally

To the rear are both lawn and decking areas. Storage.

## Tenure

Freehold

## Property Details

Local Authority: Darlington

Council Tax Band: A

Annual Price: £1,581

Conservation Area No

Flood Risk Very low

Floor Area 0 ft 2 / 0 m<sup>2</sup>

Plot size 0.04 acres

Mobile coverage

EE

Vodafone

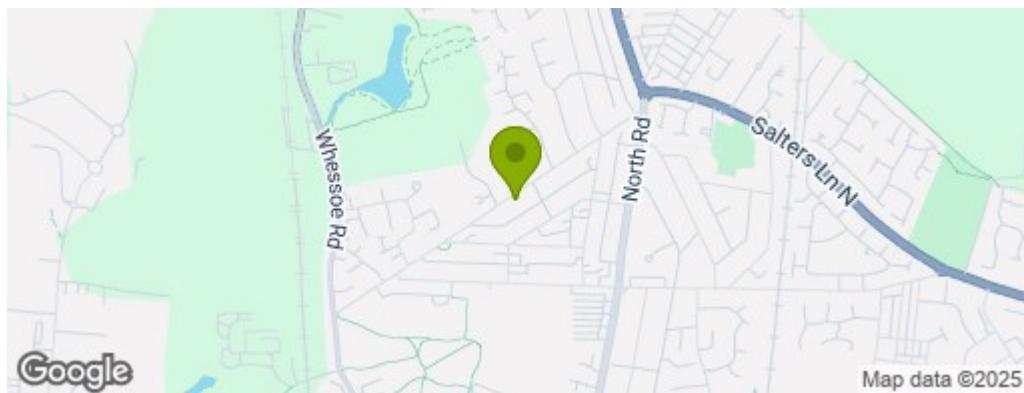
Three  
O2  
Broadband

Basic  
4 Mbps  
Superfast  
70 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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