



Bowman Street

Darlington DL3 0ER

Offers In The Region Of £120,000





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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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Bowman Street

Darlington DL3 0ER



- Three Bedroom Terraced Property
- Enclosed Outdoor Space to Rear
- Council tax Band A

- Popular Harrowgate Hill Location
- Perfect For First Time Buyers or Investors
- EPC Rating D

- Easy Access to Transport and Travel Links
- Schools and Facilities Within Walking Distance
- Very Well Presented Throughout

Welcome to this well-presented three-bedroom traditional terraced house located on Bowman Street in the popular Harrowgate Hill area of Darlington.

Internally, you will find two spacious reception rooms, perfect for entertaining guests or enjoying family time. The modern fitted kitchen is both functional and stylish, making meal preparation a pleasure. The property features three comfortable bedrooms and the added benefit of a useable loft area. The bathroom is conveniently located to serve the needs of the household.

One of the standout features of this home is the large rear garden, which provides a wonderful outdoor space for gardening, play, or simply enjoying the fresh air. It is an ideal setting for summer barbecues or quiet evenings under the stars.

Situated in a prime location, this property is close to local amenities, ensuring that shops, schools, and parks are just a short distance away. Additionally, the easy access out of town makes commuting a breeze.

With no onward chain, this home is ready for you to move in and make it your own. Whether you are a first-time buyer, a growing family, or looking to invest, this terraced house offers a fantastic opportunity in a sought-after area. Don't miss your chance to view this lovely property and envision your future here.

Entrance

Upvc door to front.

Lounge

14'10 x 14'02 (4.52m x 4.32m)

Upvc double glazed bay window to front, coving to ceiling, laminate flooring and radiator.

Dining Room

14'10 x 11'09 (4.52m x 3.58m)

Upvc double doors to rear, coving to ceiling, staircase to first floor landing with storage under, radiator and access to Kitchen. Ample space for a dining table and chairs.

Kitchen

12'01 x 7'11 (3.66m x 2.41m)

Upvc double glazed window to side, coving to ceiling with spotlights, fitted with white wall, base and drawer units, stainless steel sink with mixer tap. Space for a cooker, washing machine and fridge freezer. Part tiled walls, tiled floor and concealed boiler.

First Floor

Bedroom One

12'0 x 6'02 (3.66m x 1.88m)

Upvc double glazed window to front and radiator.

Bedroom Two

9'03 x 8'10 (2.82m x 2.69m)

Upvc double glazed window to rear and door to loft space. Radiator.

Bedroom Three

8'08 x 8'03 (2.64m x 2.51m)

Upvc double glazed window to front and radiator.

Loft Space

16'03 x 14'09 (4.95m x 4.50m)

Currently utilised as a dressing room with storage into eaves, power and light.

Bathroom

Staircase to Loft Space

Loft Space

Externally

To the front of the property there is a small courtyard and to the rear there is an enclosed outdoor space with gated access.

To the rear is an enclosed garden with a raised decking area for seating.

Tenure

Freehold

Property Details

Local Authority: Darlington

Council Tax Band: A

Annual Price: £1,663

Conservation Area No

Flood Risk Very low

Floor Area 1,033 ft² / 96 m²

Plot size 0.05 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

4 Mbps

Superfast

56 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

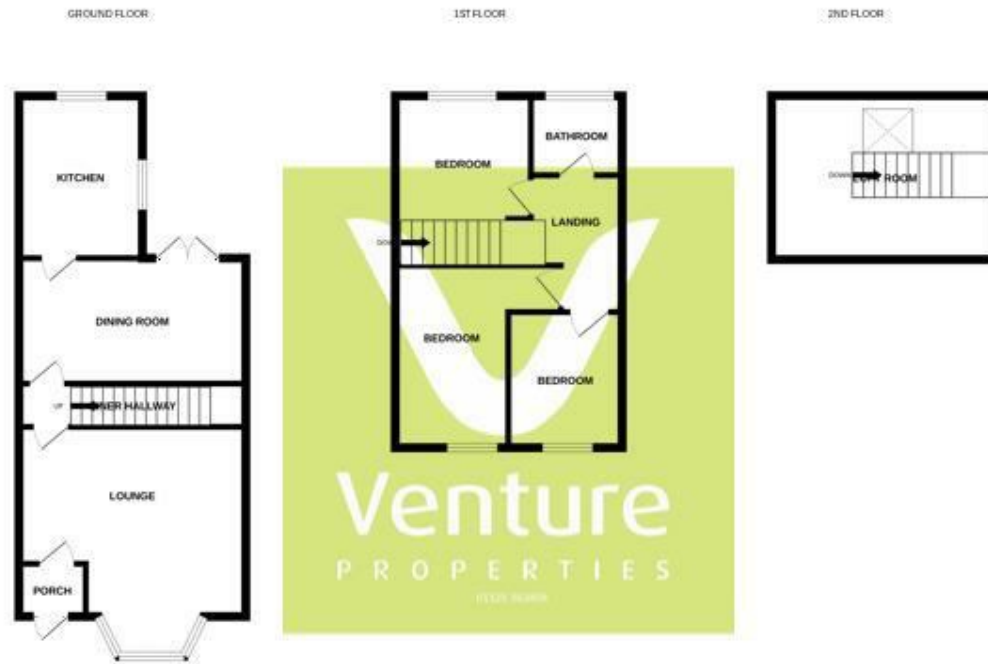
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Sky

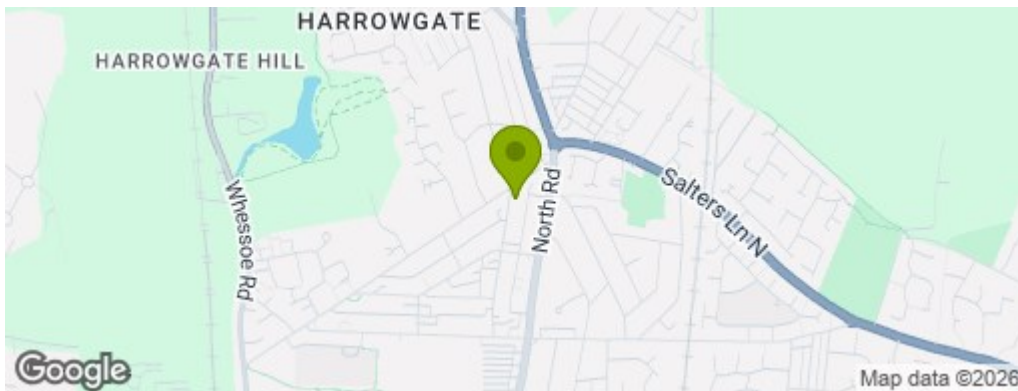
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Note

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



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