



1 Larchfield Street, Darlington

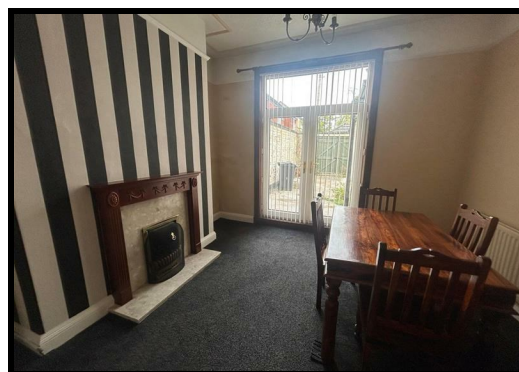
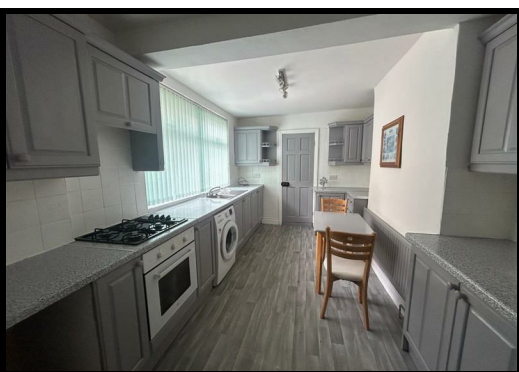
Asking Price £150,000

Occupying a most pleasing position on Larchfield Street in Darlington, this delightful terraced house presents an excellent opportunity for both first-time buyers and those looking to invest in a property with no onward chain. The home boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings.

With three well-proportioned bedrooms, there is ample space for a growing family or for those who desire a home office or guest room. The property also features a conveniently located bathroom, ensuring comfort and practicality for everyday living.

The terraced design of the house adds to its character, while the surrounding area offers a friendly community atmosphere. Darlington is known for its excellent local amenities, including shops, schools, and parks, making it an ideal location for families and professionals alike.

This property is a blank canvas, ready for you to make it your own. Whether you are looking to move in straight away or wish to add your personal touch, this home offers great potential. Do not miss the chance to view this charming property in a sought-after location.



1 Larchfield Street, Darlington

General Remarks

Offered For Sale with NO ONWARD CHAIN

A superb opportunity has arisen to acquire a three bedroom period property occupying a most pleasing position on Larchfield Street in Darlington.

Conveniently located for Darlington's town centre

Council Tax Band A

Gas fired central heating

We recommend viewings at the earliest opportunity to avoid disappointment

Location

Larchfield Street is conveniently located within walking distance of Darlington Town centre, where you will find of a range of amenities including shops, bars, restaurants and leisure facilities. The property is well placed for travel to the business and commercial centres throughout the region via the A1M and the A66. Darlington's East Coast Main Line railway provides easy commuting to both Newcastle and York with London Kings Cross accessible within two and a half hours. The property is also within the catchment area for a number of first class local Schools.

Entrance Porch Way

The property is entered through a UPVC double glazed door leading into an entrance porch way. The porch way benefits from stripped wood floor boards.

Entrance Hallway

A most welcoming entrance hallway warmed by a central heating radiator and benefiting from stripped wood floor boards.

Living Room

14'8" x 13'1"

The living room is situated to the front elevation of the property. Warmed by a central heating radiator, decorated in neutral tones incorporating a feature wall and benefiting from a UPVC double glazed bay window, a wooden fire place with a marble inserts and hearth and a traditional picture rail.

Dining Room

13'1" x 11'0"

The dining room is situated to the rear elevation of the property. Warmed by a central heating radiator, decorated in neutral tones incorporating a feature wall and benefiting from a wooden fire surround with a marble inserts and hearth and UPVC double glazed doors which lead out to the rear court yard.

Kitchen

15'4" x 9'2"

The modern kitchen is fitted with a comprehensive range of wall, floor and drawer units with contrasting worktops incorporating a composite sink and drainer. The kitchen is warmed by a central heating radiator, is tastefully decorated in neutral tones and benefits from vinyl flooring, a UPVC double glazed window to the side elevation of the property, plumbing for an automatic washing machine and an integrated electric oven with a four ring gas hob with over head extractor hood. There is ample room for a dining table.

Utility Area

A versatile room which provides useful storage.

First Floor Landing

A staircase leads to a half landing with a wood framed window. A further staircase leads to the first floor landing.

Bedroom One

13'1" x 10'9"

A double bedroom situated to the rear elevation of the property. Warmed by a central heating radiator, decorated in neutral tones incorporating a feature wall and benefiting from a UPVC double glazed window.

Bedroom Two

13'1" x 10'4"

With a UPVC double glazed bay window overlooking the front elevation of the property. Warmed by a central heating radiator, decorated in neutral tones incorporating a feature wall and benefiting from a period tiled fireplace.

Bedroom Three

9'8" x 6'10"

Situated to the front elevation of the property a single bedroom warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a UPVC double glazed window.

Bathroom

10'5" x 6'6"

The bathroom has vinyl flooring, partially tiled walls, a UPVC double glazed window with privacy glass and is fitted with a modern suite comprising of a panelled bath, a wash hand basin and a low level WC. There is a cupboard which houses the central heating boiler.

Externally

Externally to the front of the property there is a forecourt garden. To the rear of the property there is an enclosed courtyard garden.

