



Davison Road

Darlington DL1 3DP

Offers In The Region Of £137,500





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



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Davison Road

Darlington DL1 3DP



- Two Bedroom Semi-Detached Property
 - Enclosed Generous Rear Garden
 - Transport to Town Centre Close By
- Popular Harrowgate Hill Area of Darlington
 - Close to Schools and Amenities
 - Council Tax Band B
- Off Street Parking
 - Lots of Potential
 - EPC Rating D

Nestled on the charming Davison Road in Darlington, this delightful semi-detached house presents an excellent opportunity for first-time buyers or small families seeking a comfortable and convenient home. The property boasts two inviting reception rooms, perfect for both relaxation and entertaining, alongside two well-proportioned bedrooms that offer a peaceful retreat at the end of the day.

The bathroom is thoughtfully designed, ensuring functionality and comfort for everyday living. Freshly decorated and with new flooring throughout, this home is ready for you to move in without the need for any immediate renovations. The off-street parking provides a practical solution for your vehicle, adding to the convenience of this lovely residence.

One of the standout features of this property is the absence of an onward chain, allowing for a smoother transition into your new home. Additionally, its prime location means you are just a stone's throw away from local shops and schools, making it an ideal choice for families looking to settle in a friendly community.

In summary, this semi-detached house on Davison Road is a wonderful blend of comfort, style, and practicality, making it a perfect choice for those embarking on their homeownership journey. Don't miss the chance to make this charming property your own.

Entrance Hall
Upvc door to side and staircase to first floor landing.

Lounge
15'00 x 13'00 (4.57m x 3.96m)
Upvc double glazed bay window to front, coving to ceiling and radiator.

Dining Room
15'00 x 8'11 (4.57m x 2.72m)
Upvc double glazed windows to rear and side with under stairs storage.

Kitchen
9'01 x 10'01 (2.77m x 3.07m)
Upvc double glazed window to rear and door to side. Fitted medium oak wall, base and drawer units, stainless steel sink with mixer tap, space for a cooker, fridge freezer and washing machine. Coving to ceiling, radiator and vinyl flooring.

Bedroom One
11'00 x 15'00 (3.35m x 4.57m)
Upvc double glazed window to front and radiator.

Bedroom Two
8'10 x 12'03 (2.69m x 3.73m)
Upvc double glazed window to rear and radiator.

Bathroom
Upvc double glazed obscure window to rear, panelled bath with shower over. Wash hand basin, low level w.c, part tiled walls and radiator.

Externally
To the front there is a garden area laid to pebbles, off street parking and gated access to the rear.
To the rear the generous garden is laid to lawn, paving and pebbles with a storage shed.

Tenure
Freehold

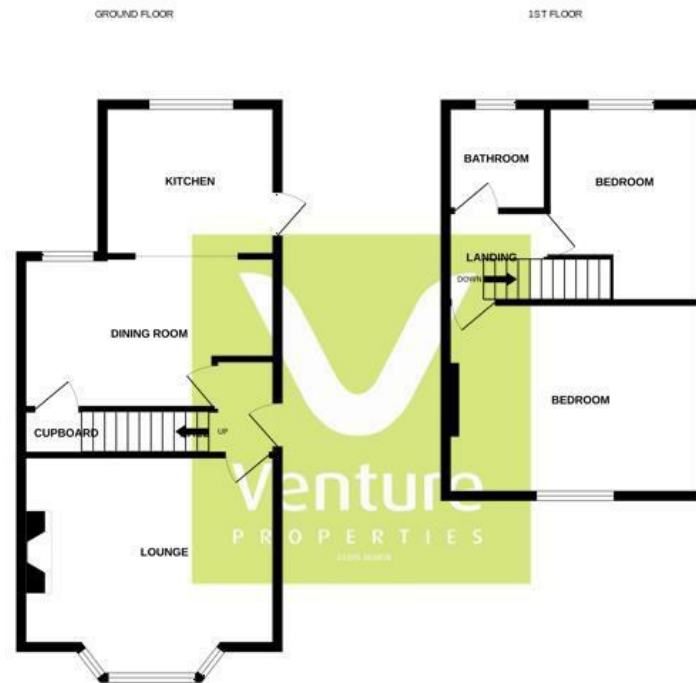
Property Details
Local Authority: Darlington
Council Tax Band: B
Annual Price: £1,940
Conservation Area No
Flood Risk Very low
Floor Area 828 ft 2 / 77 m 2
Plot size 0.04 acres
Mobile coverage

EE
Vodafone
Three
O2
Broadband

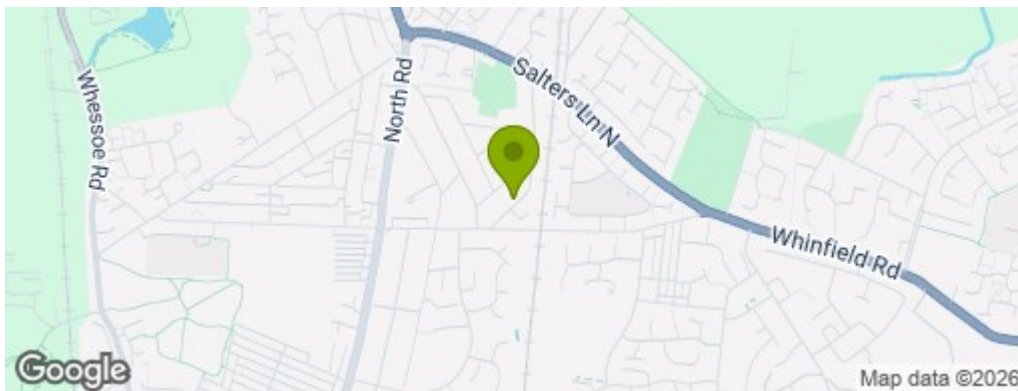
Basic
5 Mbps
Ultrafast
10000 Mbps
Satellite / Fibre TV Availability

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.



While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of areas, distances, heights and any other detail 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, fixtures and appliances shown here are not guaranteed and are provided as to their operability as efficiency can be given.



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