



Eastbourne Road

Darlington DL1 4EP

Offers Over £100,000





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- Two spacious bedrooms
- Enclosed rear court garden
- Close to train station

- One modern bathroom
- Charming front forecourt
- Near local amenities

- Boarded attic room
- Mid-terrace house
- No chain, view now!

Nestled in the desirable Eastbourne Road area of Darlington, this stunning two-bedroom mid-terrace house presents an excellent opportunity for both first-time buyers and investors alike. The property boasts a spacious reception room, providing ample space for relaxation and entertaining. The well-appointed kitchen and bathroom enhance the home's functionality, making it a comfortable living space.

The property features a charming forecourt at the front, adding to its curb appeal, while the enclosed court garden at the rear offers a private outdoor retreat, perfect for enjoying sunny days or hosting gatherings. Additionally, the useful boarded-out attic room provides extra storage or potential for further development, catering to a variety of needs.

Conveniently located, this home is just a stone's throw away from local amenities and the main train station, ensuring easy access to transport links and essential services. Offered to the market with no onward chain, this property is ready for you to move in and make it your own. We highly recommend viewing at your earliest convenience to fully appreciate the charm and potential this delightful home has to offer.

Entrance Vestibule

Lounge

15'8" x 14'4" (4.78 x 4.37)

Situated to the front of the property with feature fireplace, double glazed bay window, open aspect staircase leading to the first floor and aspect leading into the dining kitchen.

Kitchen Diner

14'3" x 11'3" (4.35 x 3.43)

Situated to the rear of the property with a modern range of wall and floor units with contrasting worksurfaces, cooker connection point, plumbing for an automatic washing machine, double glazed window to rear elevation and door leading into

Rear Lobby

With rear back door.

Bathroom/W.C

7'7" x 6'6" (2.31m x 1.98m)

With a modern white suite comprising panel bath with overhead shower, pedestal wash handbasin, low-level WC, double glazed window to side elevation and wall mounted boiler.

First Floor

Landing

Bedroom One

16'2" x 12'11" (4.93 x 3.96)

A good double size bedroom with double glazed window to front elevation, gas central heating radiator and access leading to the attic.

Bedroom Two

14'4" x 8'2" (4.39 x 2.49)

Another good double size bedroom with double glazed window and gas central heating radiator.

Attic

16'2" x 14'4" (4.94 x 4.39)

A useful space of which has been boarded out with Velux window.

Externally

The home is situated in a well presented street with forecourt to the front, to the rear of the property there is a surprising court GARDEN of which has patio area and gate access to the rear.

Tenure

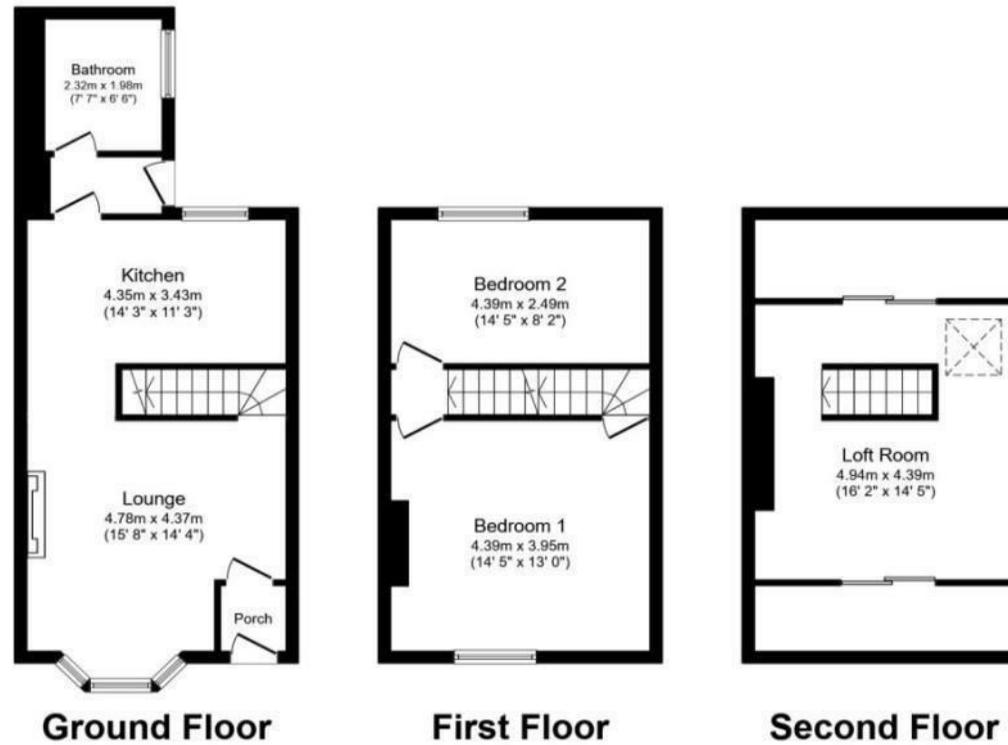
Freehold

Council Tax Band

Band A

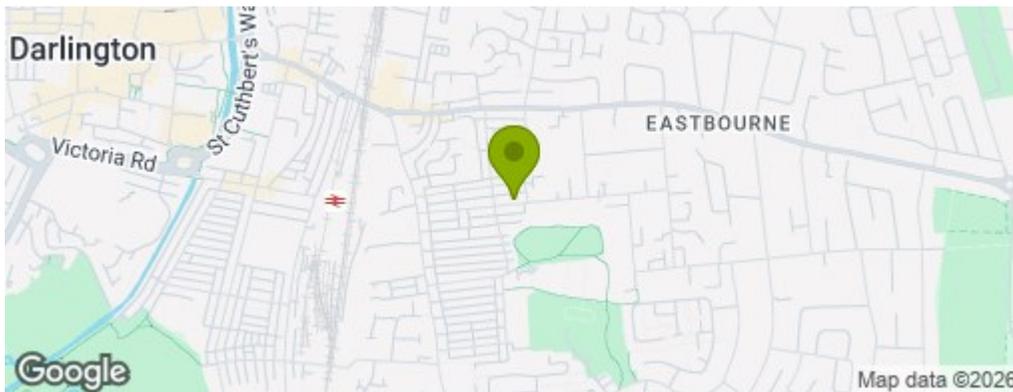
Note

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Total floor area 97.0 sq. m. (1,044 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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