



## Hargreave Terrace

Darlington DL1 5LF

£95,000





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# Hargreave Terrace

Darlington DL1 5LF



- Two Bedroom Mid Terraced Property
- Courtyard to Rear
- EPC Rating D

- Town Centre Location
- Ideal Investment or First Time Buy
- Newly Installed

- Easy Access to Shops and Facilities
- Council Tax Band A

Situated on Hargreave Terrace, this well-presented two-bedroom terraced house offers an excellent opportunity for both first-time buyers and investors alike. The property is conveniently located just a short distance from Darlington Mainline Railway Station and the bustling town centre, making it ideal for those who appreciate easy access to transport links and local amenities.

Upon entering, you will find a welcoming reception room that provides a comfortable space for relaxation and entertaining. The modern fitted kitchen/diner is a standout feature, offering a stylish and functional area for cooking and dining, perfect for both family meals and social gatherings.

The two bedrooms are well-proportioned, providing ample space for rest and personalisation. The property also includes a well-appointed bathroom, ensuring convenience for daily living.

With no onward chain, this home is ready for you to move in without delay. Its appealing location and modern features make it a fantastic choice for anyone looking to invest in a property with great potential or for those seeking their first home. Don't miss the chance to make this delightful terraced house your own.

## Entrance Vestibule

Door to front

## Lounge

14' 1 x 12' 2 (4.27m x 3.71m)

Upvc double glazed window to front, decorative coving to ceiling, feature fireplace with inset electric fire and radiator.

## Kitcn / Diner

15' 5 x 10' 2 (4.70m x 3.10m)

Two Upvc double glazed windows and door to rear, newly fitted wall, base and drawer units with contrasting worktops and splashbacks, stainless steel sink with mixer tap, electric hob and oven with extractor over. Space for a washing machine and fridge freezer. The dining area has ample space for a table and chairs. Coving to ceiling, part panelled walls and tiled floor.

## First Floor Landing

## Bedroom One

14' 1 x 12' 2 (4.29m x 3.71m)

Upvc double glazed window to rear, coving to ceiling, fitted wardrobes and radiator.

## Bedroom Two

10' 2 x 9' 2 (3.10m x 2.79m)

Upvc double glazed window to rear and radiator.

## Bathroom

Upvc double glazed obscure window to rear, P-shaped bath with shower over and screen, wash hand basin and low level w.c. Spotlights to ceiling, heated towel rail, part tiled walls and tiled floor.

## Externally

To the rear the enclosed split level courtyard has storage sheds and gated access to the rear lane.

## Tenure

Freehold

## Property Details

Local Authority: Darlington

Council Tax Band: A

Annual Price: £1,663

Conservation Area No

Flood Risk Very low

Floor Area 387 ft 2 / 36 m 2

Plot size 0.02 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

12 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

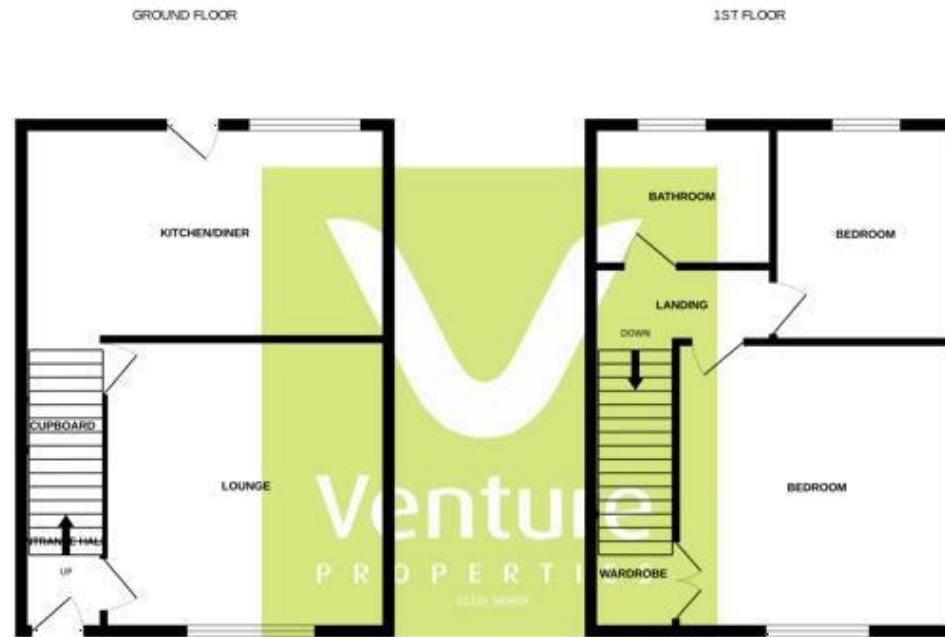
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Sky

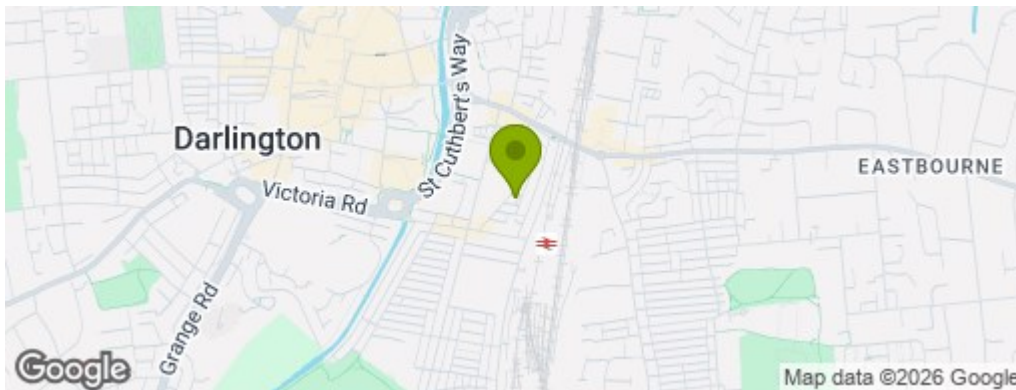
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## Note

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While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. 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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## Property Information

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