

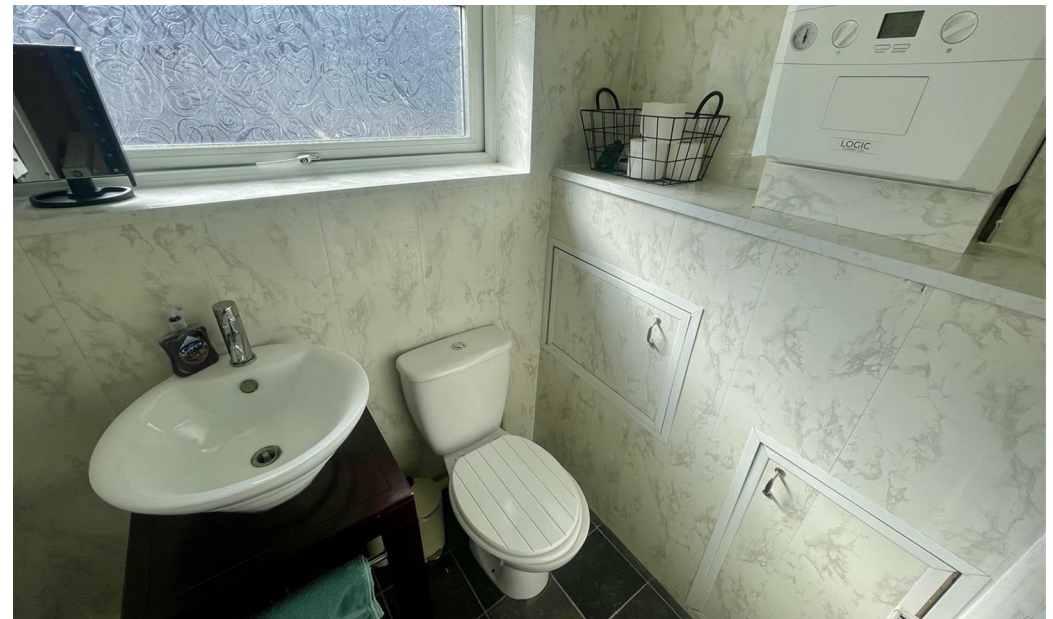


## North Road

Darlington DL1 3BH

Offers Over £145,000





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# North Road

Darlington DL1 3BH



- Three Bedroom Detached Property
- Close to Transport and Travel Links
- EPC Rating C

- North Road Location in Darlington
- Gardens to Front & Rear
- Builder Two Year Warranty

- Easy Access to Shops, Schools and Amenities
- Council Tax Band C

## \*\*LARGE THREE BEDROOM DETACHED HOUSE\*\*\* PRICED TO SELL

On North Road in the vibrant town of Darlington, this delightful three-bedroom detached house presents an excellent opportunity for families and individuals alike. With a competitive price that is sure to attract interest, this property is designed for comfortable living and convenience.

Upon entering, you will find two spacious reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The layout of the home is both practical and inviting, allowing for a seamless flow between spaces. The three well-proportioned bedrooms provide ample room for relaxation and rest, catering to the needs of a growing family or those seeking extra space. The property boasts a well-maintained bathroom, ensuring that daily routines are both efficient and enjoyable.

Outside, you will discover lovely gardens to both the front and rear, offering a tranquil setting for outdoor activities, gardening, or simply unwinding in the fresh air. The presence of a garage adds to the convenience, providing secure parking and additional storage options.

Situated close to local amenities, this home is ideally located for easy access to shops, schools, and recreational facilities, making it a perfect choice for those who value both comfort and accessibility. This property is truly priced to sell, making it an attractive option for anyone looking to settle in the vibrant community of Darlington. Do not miss the chance to make this charming house your new home.

### Entrance Hall

Door to side, staircase to first floor and radiator.

### Lounge

14'5 x 13'9 (4.39m x 4.19m)

Upvc double glazed window to front, fireplace and radiator.

### Dining Room

13'2 x 12'2 (4.01m x 3.71m)

Upvc double glazed French doors to rear and radiator.

### Kitchen

13'2 x 7'9 (4.01m x 2.36m)

Upvc double glazed window to side, fitted wall, base and drawer units with contrasting worktops. Stainless steel sink with mixer tap, four ring gas hob and

double oven with extractor over. Integrated fridge, space for a washing machine and tumble dryer.. Under stairs storage and access to Dining Room.

### Ground Floor W.C

Upvc double glazed obscure window to front, bowl style wash hand basin in vanity, low level w.c, radiator and wall mounted boiler.

### First Floor Landing

Upvc double glazed window to side and access to insulated loft.

### Bedroom One

16' x 12'11 (4.88m x 3.94m)

Upvc double glazed window to front and radiator.

### Bedroom Two

11'7 x 12'2 (3.53m x 3.71m)

Upvc double glazed window to rear and radiator.

### Bedroom Three

10' x 7'1 (3.05m x 2.16m)

Upvc double glazed window to front and radiator.

### Bathroom

Upvc double glazed obscure window to rear, panelled bath with shower over, wash hand basin and w.c..

### Externally

To the front is an enclosed garden with gated access to rear.

To the rear is an enclosed garden with artificial lawn and decking area. Access to garage.

### Garage

18'1 x 8'6 (5.51m x 2.59m)

With a sectional electric door to rear and side access door. Power and light.

### Tenure

Freehold

### Property Details

Local Authority: Darlington

Council Tax Band: C

Annual Price: £2,217

Conservation Area No  
Flood Risk Very low  
Floor Area 1,140 ft<sup>2</sup> / 106 m<sup>2</sup>  
Plot size 0.05 acres  
Mobile coverage

EE  
Vodafone  
Three  
O2  
Broadband

Basic  
4 Mbps  
Superfast  
70 Mbps  
Ultrafast  
10000 Mbps  
Satellite / Fibre TV Availability

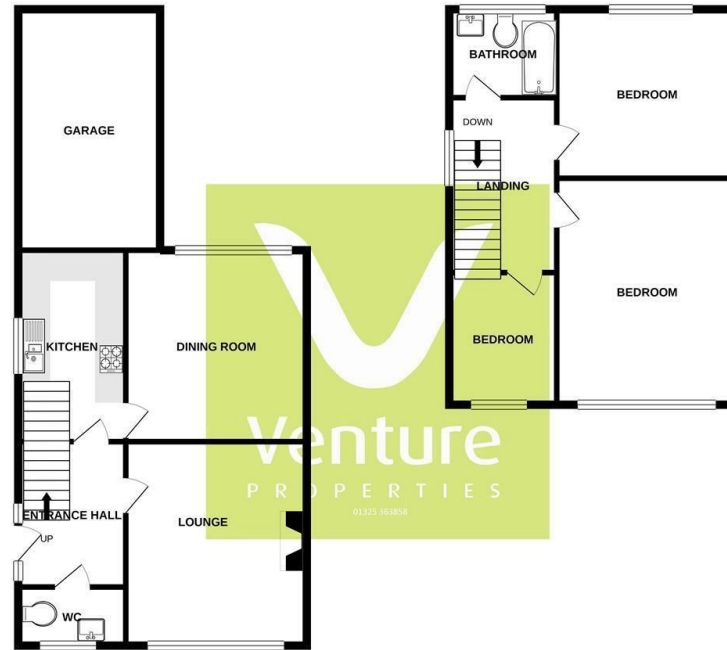
BT  
Sky  
Virgin

### Note

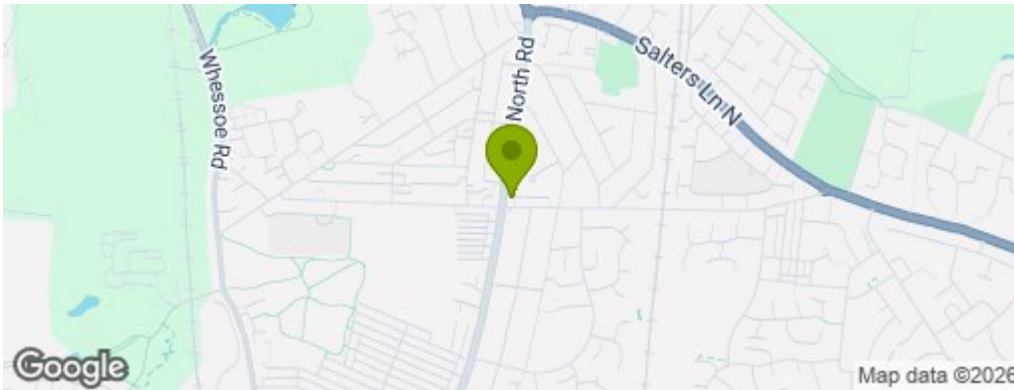
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GROUND FLOOR  
731 sq.ft. (67.9 sq.m.) approx.

1ST FLOOR  
567 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA: 1298 sq ft. (120.5 sq m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and all other areas are approximate and the responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not to be relied upon and no guarantee as to their quantity or efficiency can be given.  
Made with Ventago 10/20



## Property Information

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