



Stockton Road

Darlington DL1 2RZ

£225,000





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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- Three Bedroom Detached Property
- Travel and Transport Links Close At Hand
- Viewing Recommended

- Ideally Located in the Houghton Area of Darlington
- Spacious Rooms
- Council Tax Band D

- Within Easy Access to Shops and Schools
- Well Presented
- EPC Rating F

Situated on the prominent Stockton Road in Darlington, this charming detached period home is now available chain free, presenting a remarkable opportunity for those looking to create their dream family residence. With its distinctive double-fronted façade, this property is well-known in the local area and is sure to capture the attention of prospective buyers.

Upon entering, you are greeted by a cosy hallway that leads to two inviting reception rooms, each adorned with delightful period features that exude vintage character. The kitchen breakfast room offers a practical space for family meals, while a convenient ground floor WC adds to the property's functionality.

The first floor comprises three generously sized bedrooms, providing ample space for family living. Additionally, there is a separate WC and bathroom, ensuring convenience for all.

Externally, the property boasts a paved courtyard garden, perfect for outdoor relaxation or entertaining. A large garage, accessible via a gated roadway adjacent to the house, offers valuable storage or parking options.

While the home requires some modernisation, it holds immense potential to be transformed into a stunning residence tailored to your tastes. Its prime location ensures easy access to commuter networks and is just a short distance from the vibrant Darlington town centre. This property is an ideal canvas for those looking to invest in a home with character and charm in a sought-after area. Don't miss the chance to make this unique property your own.

Entrance Hallway

Lounge
13'4 x 13'11 (4.06m x 4.24m)

Dining Room
12'8 x 11'9 (3.86m x 3.58m)

Kitchen / Breakfast Room
18'3x 12'3 (5.56mx 3.73m)

Ground Floor Cloaks

First Floor Landing

Bedroom One
13'3 x 13'11 (4.04m x 4.24m)

Bedroom Two
12' x 10'7 (3.66m x 3.23m)

Bedroom Three
12'8 x 7'9 (3.86m x 2.36m)

Bathroom

Externally
To the front there is an enclosed courtyard. Double gated access to off street parking and the Garage, which measures 21'4 x 10'7.
To the rear you will find an enclosed garden.

Tenure
Freehold

Property Details
Local Authority: Darlington
Council Tax Band: D
Annual Price: £2,494
Conservation Area Houghton-le-Skeme
Flood Risk Very low
Floor Area 1,216 ft 2 / 113 m 2
Plot size 0.06 acres
Mobile coverage

EE
Vodafone
Three
O2
Broadband

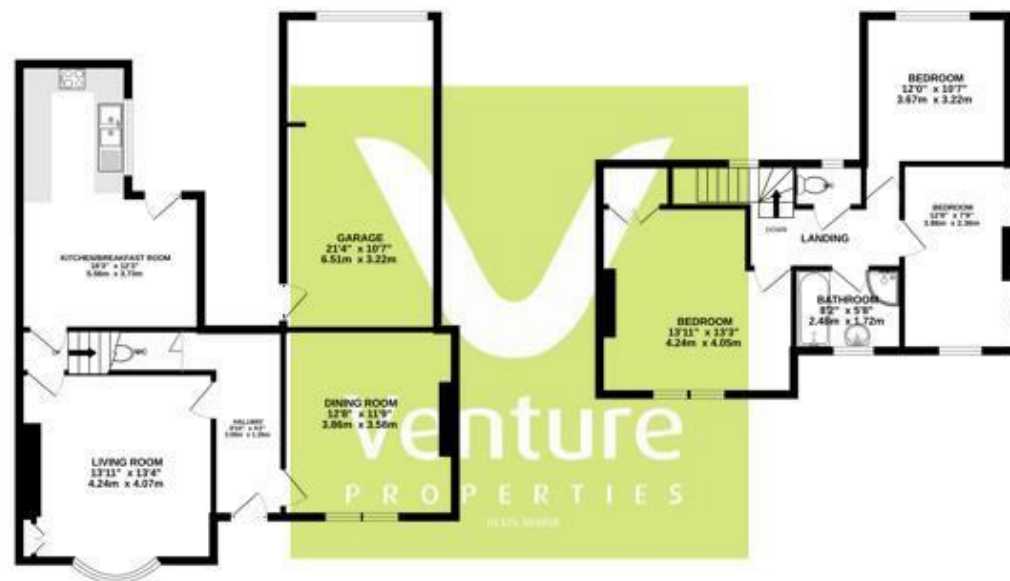
Basic
4 Mbps
Superfast
62 Mbps
Ultrafast
10000 Mbps
Satellite / Fibre TV Availability

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.

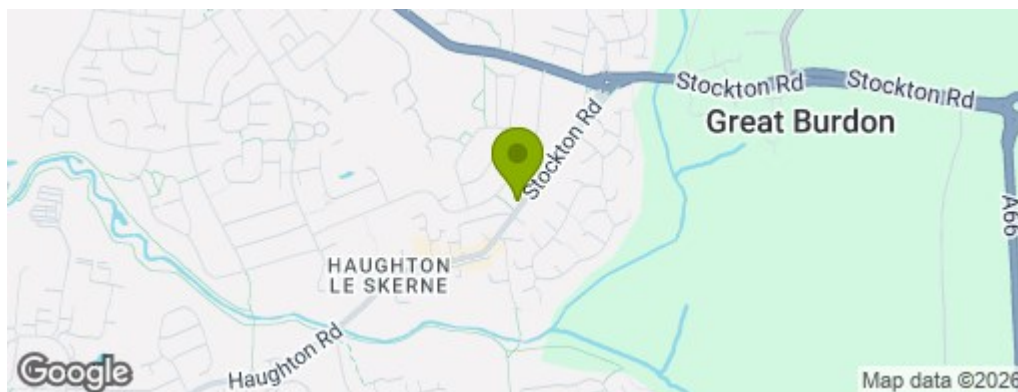
GROUND FLOOR
849 sq.ft. (78.9 sq.m.) approx.

1ST FLOOR
572 sq.ft. (53.1 sq.m.) approx.



TOTAL FLOOR AREA: 1421 sq.ft. (132.0 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 a guide only by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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