The Leas

Darlington DL1 3DA

£165,000

Venture
PROPERTIES

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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The Leas

Darlington DL1 3DA

x 3 x 1 x 2

- Three Bedroom Semi-Detached Property
- Off Street Parking
- Recently Refurbished To A High Spec
- Harrowgate Hill Area of Darlington
- EPC Rating D
- Newly Fitted Kitchen And Bathroom Suites
- Gardens to Front and Rear
- Council Tax Band B
- Must Be Seen Internally

Situated within the highly regarded area of The Leas, Darlington, this impressive three-bedroom semi-detached home has been recently refurbished to create a stylish and contemporary residence, ideally suited to modern family living. Offered with no onward chain, the property combines generous living accommodation with high-quality fixtures and fittings throughout.

Upon entering, you are welcomed by a spacious entrance leading to the lounge and kitchen / Diner, providing inviting and comfortable spaces in which to relax and unwind.

A particular highlight is the superb open-plan dining kitchen, creating a fantastic sociable hub for the home. The kitchen has been fitted with a stylish range of modern wall and floor units, complemented by quality work surfaces and contemporary fixtures, providing an ideal space for both everyday family life and entertaining.

The property offers three generous bedrooms, providing excellent versatility for families, guests or those requiring a home office. The impressive contemporary bathroom has been finished to a high standard with quality fittings, creating a modern and stylish space.

Externally, the property benefits from off-street parking to the front, while to the rear is an enclosed private garden, offering a pleasant outdoor space ideal for relaxing, entertaining and family use.

Entrance Hallway
With front door and staircase to the first floor.

Lounge
11'6 x 14'7 (3.51m x 4.45m)
Situated to the front of the property with bow window, gas central heating radiator and a door leading back into hallway.

Dining Kitchen
17'7 x 13'6 (5.36m x 4.11m)
A stunning open plan Kitchen dining room of which has a modern range of newly fitted wall and floor units with contrasting work surfaces, integrated oven and hob with overhead extractor unit, double glazed window, boiler cupboard, double glazed French door opening out onto the pleasing landscaped Garden.

First Floor
Landing.

Bedroom 1
9'10 x 12' (3.00m x 3.66m)
Situated to the front with double glazed window and gas central heating radiator.

Bedroom 2
9'11 x 11'11 (3.02m x 3.63m)
Situated to the rear with double glazed window and gas central heating radiator.

Bedroom 3
7'11 x 8'0 (2.41m x 2.44m)
Situated to the front with double glazed window and gas central heating radiator.

Bathroom
A stunning suite comprising panel bath with overhead shower and shower screen, wash hand basin set within a vanity unit, low-level WC, radiator and double glazed window to side and rear elevation.

Outside
The home stands on a prime plot with a garden area to the front with off street parking facilities. To the rear of the home, the property has been landscaped for easy maintenance.

Tenure
Freehold

Property Details
Local Authority: Darlington
Council Tax Band: B
Annual Price: £1,940
Conservation Area No
Flood Risk Very low
Floor Area: 83 Sq M / 891 Sq Ft
Plot size 0.03 acres
Mobile coverage

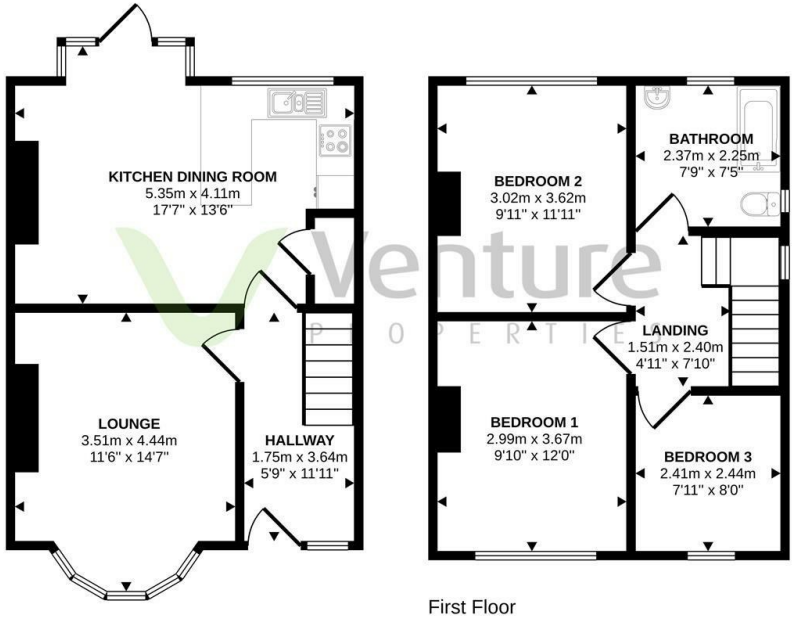
EE
Vodafone
Three
O2
Broadband

Basic
5 Mbps
Superfast
80 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.

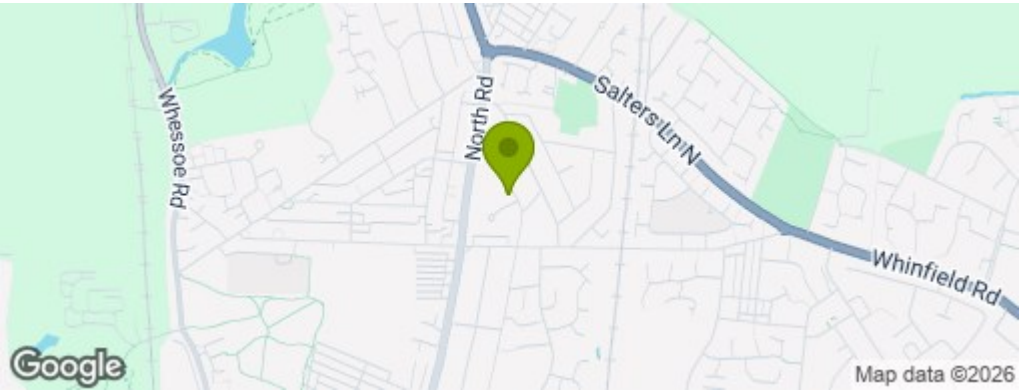
Approx Gross Internal Area
83 sq m / 891 sq ft



Ground Floor
Approx 42 sq m / 449 sq ft

First Floor
Approx 41 sq m / 442 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Property Information

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