

Leyburn Road

Darlington DL1 2ET

£160,000

Venture PROPERTIES





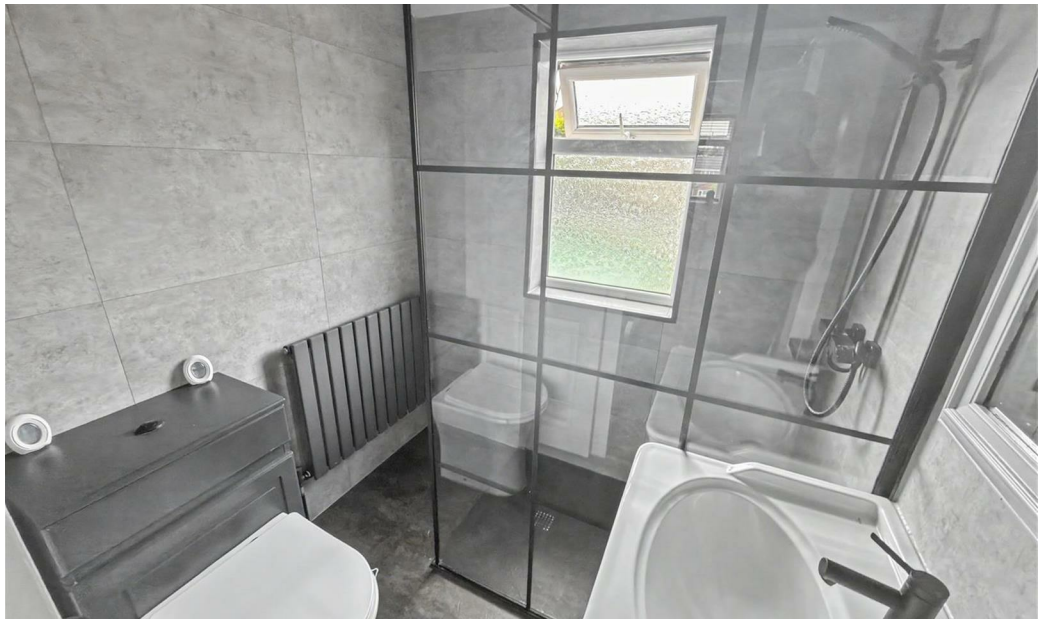




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- 3 Spacious Bedrooms
- Well Cared For Gardens
- EPC Grade D
- Modern Shower Room
- Driveway To Workshop Garage
- Council Tax Band B
- Lounge And Dining Room
- Sought After Harrowgate Hill Location
- No Onward Chain

Nestled in the desirable Harrowgate Hill area of Darlington, this delightful three-bedroom semi-detached house offers a perfect blend of comfort and charm. The property boasts generous living space, featuring a welcoming lounge and a separate dining room, ideal for both relaxation and entertaining.

The well-maintained gardens at the front and rear of the house provide a lovely outdoor retreat, perfect for enjoying the fresh air or hosting gatherings. Additionally, the property includes a driveway that leads to a workshop garage, offering ample storage and workspace for those with hobbies or DIY projects.

This home is well-suited to a variety of buyers, whether you are a growing family, a first-time buyer, or looking to downsize. With its mature style and thoughtful layout, this property presents an excellent opportunity to create lasting memories in a sought-after location. Don't miss the chance to make this charming house your new home.

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

Lounge
This inviting lounge offers a generous space illuminated by natural light from the large bay window, creating a welcoming and airy atmosphere. The soft carpeting underfoot adds a layer of comfort, while neutral walls provide an adaptable backdrop for your own personal style. The room's layout offers plenty of space for relaxing or entertaining, making it a perfect central spot for the home.

Dining Room
The dining room sits neatly at the heart of the property, positioned to easily connect with both the lounge and kitchen. Its simple, bright space is ideal for family meals or casual dining. The neutral carpet and walls allow for flexible decoration, ensuring it can suit a variety of tastes and furniture arrangements.

Kitchen
The kitchen accommodates practical living with a range of wooden cabinets topped with dark green laminate surfaces. There is space for essential appliances including an oven and washing machine, while a window above the sink brings in natural light.

Rear Porch
With access to the rear garden.

First Floor
Landing area.

Bedroom 1
The main bedroom is a spacious room filled with natural light from a large window. It features neutral decoration and carpeting, making it a restful retreat with ample space for a double bed and additional furniture.

Bedroom 2
This bedroom provides a cosy space with a window overlooking the garden. It has built-in storage cupboards and neutral carpeting, making it a flexible room for use as a child's bedroom, guest room, or study.

Bedroom 3
Situated at the front, a good 3rd-sized bedroom.

Shower Room
This shower room is fitted with modern, neutral-toned tiles that cover the walls and floor, creating a clean and contemporary look. It features a walk-in shower enclosed with glass panels, a white wash basin with a matte black mixer tap, and a white toilet. A frosted window allows natural light to brighten the space while maintaining privacy.

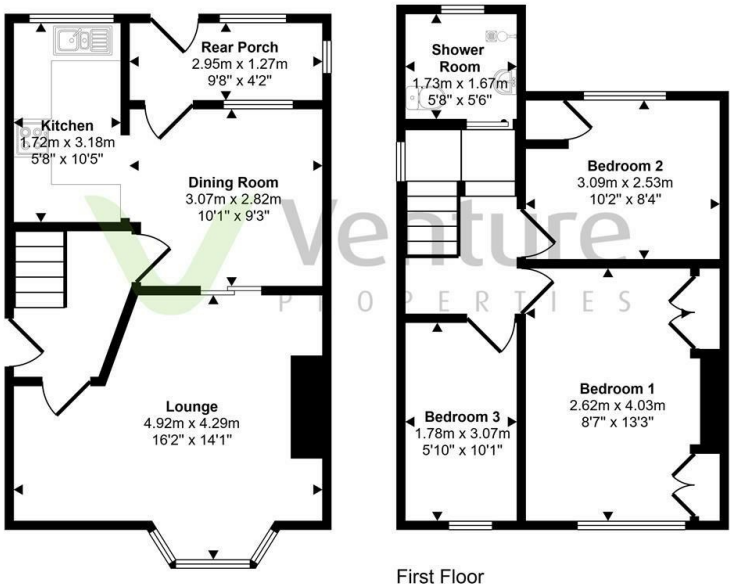
Outside
To the front of the home there is a well cared for garden with access leading to a workshop garage. The rear garden offers a substantial outdoor space with a lawn bordered by plants and shrubs, providing a private green area ideal for relaxing or gardening. There is a paved path running along the side, enclosed by fencing, which leads to a practical outbuilding or shed. The garden's layout lends itself well to outdoor dining or play areas for children.

Tenure
Freehold

Property Information
Local Authority: Darlington
Council Tax Band: B
Annual Price: £1,940
Conservation Area No
Flood Risk Very low
Floor Area 0 ft 2 / 0 m 2
Plot size 0.06 acres
Mobile coverage
EE
Vodafone
Three
O2
Broadband
Basic
1 Mbps
Superfast
54 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

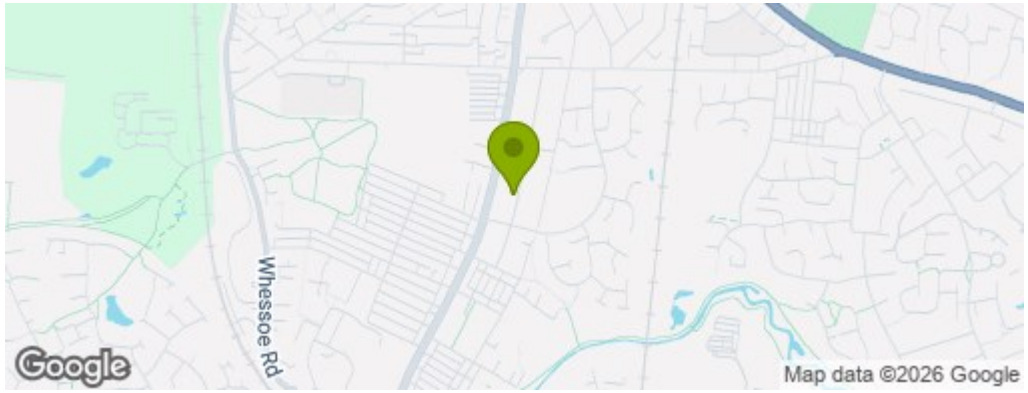
Approx Gross Internal Area
76 sq m / 815 sq ft



Ground Floor
Approx 40 sq m / 430 sq ft

First Floor
Approx 36 sq m / 385 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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