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SALES & LETTINGS

The Broadway

Darlington, DL1 1EL

Offers in the region of £195,000

House - Semi-Detached



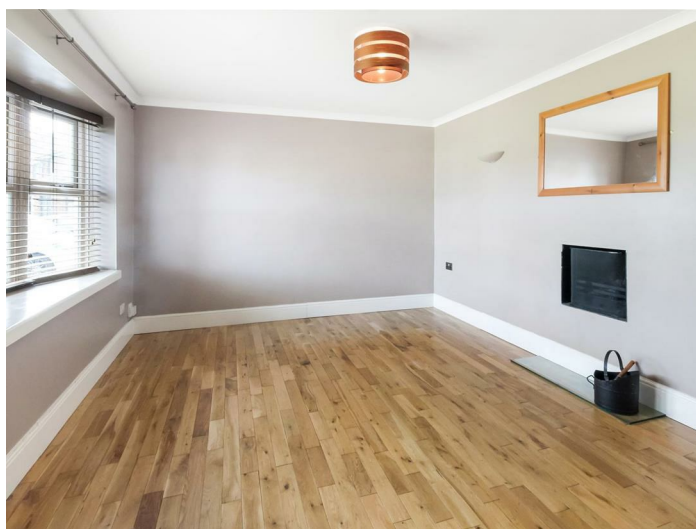
Situated in a particularly convenient position, overlooking a pleasant communal green area to the front, this larger extended semi-detached house occupies a generous plot and offers well-proportioned accommodation together with considerable potential for further improvement and extending subject to the necessary permissions and consents.

The property has been and, whilst now requiring some updating, provides a good amount of living space. The accommodation briefly comprises an entrance hallway, good size lounge, separate dining room and garden room, together with a kitchen incorporating a useful utility area and a separate study.

To the first floor there are three bedrooms and a bathroom.

Outside, the property is complemented by lawned gardens to both the front and rear, with the large South-West facing rear garden being a particular feature. The garden enjoys a good degree of privacy, is not overlooked and provides an excellent outdoor space with plenty of scope for landscaping and entertaining. There is also a garage with a storage area behind and a good size driveway providing useful off-road parking.

An appealing feature of the property is its combination of generous proportions, a substantial plot and a superb rear garden, whilst its convenient position makes it well placed for access to local amenities and transport links. With some updating, this is a house that offers an excellent opportunity to create a lovely family home.



- Good size extended semi with huge potential
- Three separate reception rooms and good size kitchen with utility area
- Garage and good size driveway
- Scope for extending subject to necessary permissions and consents
- Lovely plot with South West facing large rear garden not overlooked
- Three bedrooms and bathroom
- Some updating required
- Overlooking a communal green to the front

GENERAL INFORMATION:

Tenure: Freehold

Services: Gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding B)

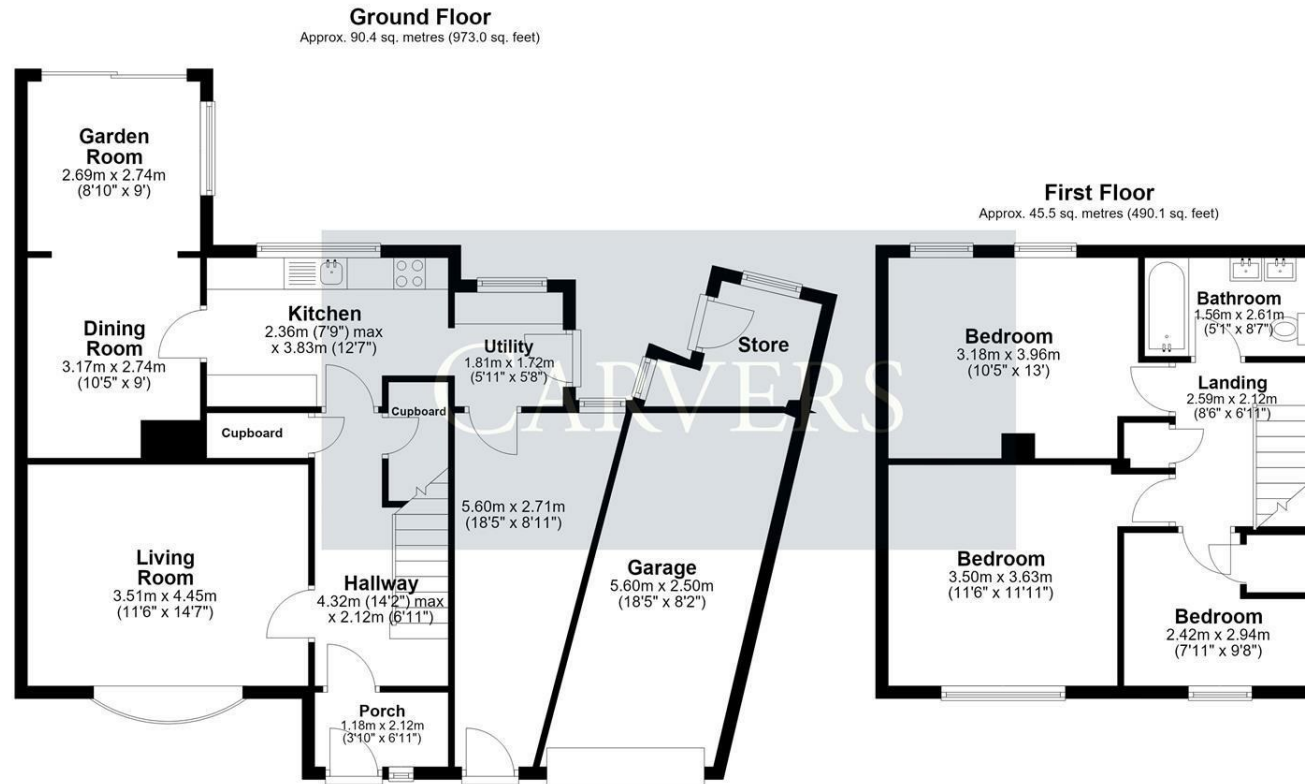
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Property Size

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude e.g. a conservatory and/or garage)





Total area: approx. 135.9 sq. metres (1463.1 sq. feet)
110 The Broadway, Darlington

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Property size taken from EPC
1270.00 sq ft

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