



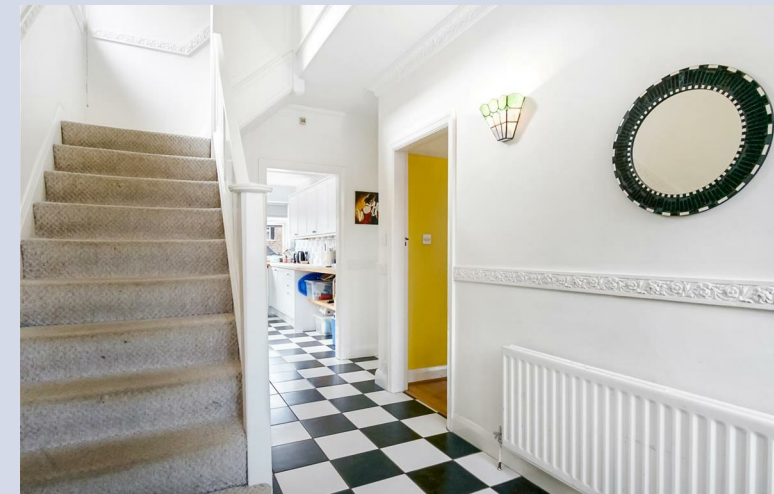
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Lytham Road
Darlington, DL1 3DW

Asking price £215,000

House - Semi-Detached
3 Bedroom/s
1 Bathroom/s

Packed with character is this three bedroom, semi-detached family home on Lytham Road. Situated on a mature street in Harrowgate Hill the property lies close to Bensham Park, good local schools and commuter networks out of Darlington if required. Well presented, the internal accommodation consists of a welcoming entrance hallway, separate living room with solid fuel fire, dining room with cast iron solid-fuel fireplace and kitchen with a range of base, wall & drawer units and Belfast sink. The first floor holds three good-sized bedrooms and a family bathroom with a loft room also present offering a wide range of uses. Externally the property holds off street parking to the front for one vehicle and a front garden, the rear garden is of generous proportion and holds lawn and patio areas with plenty of space for relaxation. Overall the property offers a range of modern and period features with great balance and an attractive disposition. EPC rating D, Darlington Borough Council tax band B.





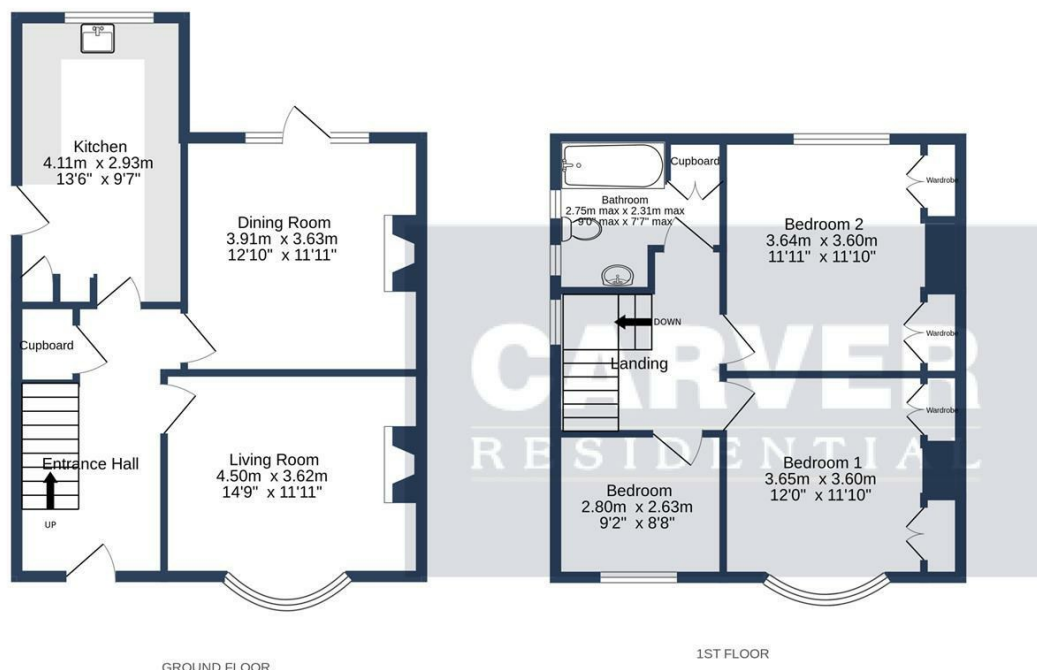
- Semi-Detached Family Home
- Loft Room
- Off Street Parking
- UPVC Double Glazing Throughout
- Three Bedrooms
- Two Reception Rooms
- Generous Rear Garden
- Period and Modern Features

GENERAL INFORMATION

Tenure: Freehold

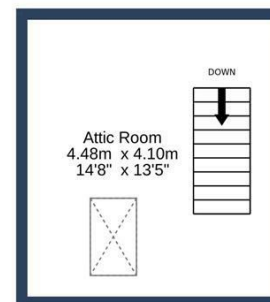
Services: Gas central heating, mains electric, water and drainage.
Double glazing

Local Authority: Darlington Borough Council (Tax Banding B)



LYTHAM ROAD, DARLINGTON, DL1 3DW.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| 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 | |

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MAB 6202



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