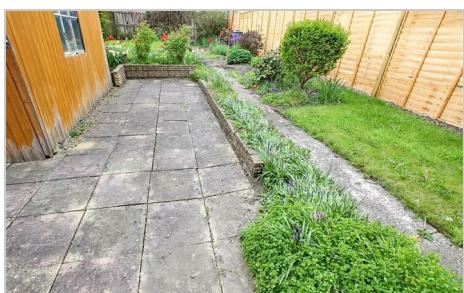


country properties
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NICK & GORDON
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Leyburn Road, Darlington, DL1 2ES
Price £130,000

In need of refurbishment this COMPETITIVELY priced THREE bedroomed semi-detached property is offered for sale with NO ONWARD CHAIN, and would make a forever home, internal viewing will reveal entrance hallway with staircase leading to the first floor, well appointed living room with double glazed bay window, and feature fireplace, separate dining room and small kitchen. To the first floor there are THREE bedrooms and bathroom/WC. Externally there are mature established gardens front and rear. The property does benefit from electric storage heaters and double glazing. EARLY VIEWING IS ESSENTIAL AS PROPERTYS SUCH AS THIS ARE IN HIGH DEMAND.



GENERAL INFORMATION

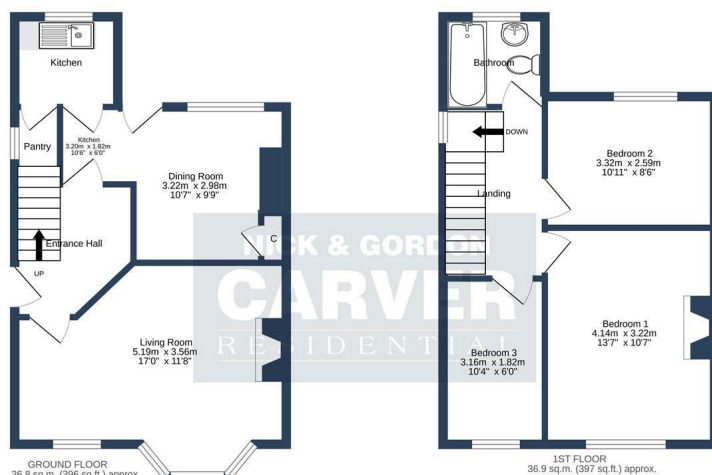
Tenure: Freehold

Services: Electric Storage Heaters, mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding B)

- NO ONWARD CHAIN
- RETAINS PERIOD FEATURES
- THREE BEDROOMS
- SUITED TO A VARIETY OF BUYERS
- WELL PLACED FOR THE A1M
- IN NEED OF TOTAL REFURBISHMENT
- POPULAR HARROWGATE HILL LOCATION
- LARGE REAR GARDEN
- COMPETITIVELY PRICED

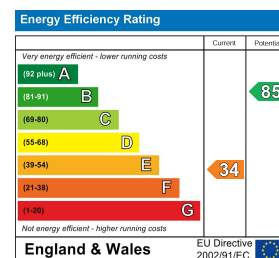


LEYBURN ROAD, DARLINGTON, DL1 2ES.

TOTAL FLOOR AREA: 73.7 sq.m. (793 sq.ft.) approx.

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 misstatement. 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 is given as to their operability or efficiency can be given.

Made with floorplan 12/02



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MAB 6202



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