



Leaffield Road
Darlington DL1 5DE
£120,000





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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Leafield Road

Darlington DL1 5DE



- Three Bedroom End Terrace Property
- Rear Outdoor Space
- Council Tax Band A

- South Park Area of Darlington
- Close to Schools, Parks and Town Centre
- Epc Rating D

- Excellent Travel & Transport Links
- Ideal First Time Buy

On Leafield Road in the town of Darlington, this delightful three-bedroom end terrace house presents an excellent opportunity for first-time buyers or families alike. The property boasts two spacious reception rooms, providing ample space for both relaxation and entertaining. The well-appointed kitchen leads to a rear outdoor space, perfect for enjoying the fresh air or hosting summer gatherings.

The three bedrooms are generously sized, offering comfortable living. The bathroom is conveniently located, ensuring ease of access for all residents.

One of the standout features of this home is its prime location. It is situated close to local parks, making it ideal for those who enjoy outdoor activities or leisurely strolls. Additionally, the property is within a short distance of local schools and the town centre, where you can find a variety of shops, cafes, and amenities to cater to your everyday needs.

This end terrace house is not only a lovely home but also a fantastic investment in a thriving community. With its combination of space, convenience, and potential, it is a must-see for anyone looking to make their first step onto the property ladder. Don't miss the chance to view this delightful residence and envision your future in this welcoming neighbourhood.

Entrance Hall
Upvc door to front, staircase to first floor and radiator.

Lounge
14'08 x 12'05 (4.47m x 3.78m)
Upvc double glazed bay window to front, coving to ceiling and radiator.

Dining Room
12'03 x 11'11 (3.73m x 3.63m)
Upvc double glazed window to rear and radiator.

Kitchen
15'03 x 7'04 (4.65m x 2.24m)
Newly installed Upvc double glazed window to side and door to rear, fitted with grey wall, base and drawer units, stainless steel sink unit with mixer tap. Integrated hob with new extractor over and oven. Vinyl flooring and door to rear.

Bedroom One

12'07 x 12'02 (3.84m x 3.71m)
Upvc double glazed window to front and radiator.

Bedroom Two

12'04 x 12'11 (3.76m x 3.94m)
Upvc double glazed window to rear and radiator.

Bedroom Three

9'00 x 6'04 (2.74m x 1.93m)
Upvc double glazed window to front and radiator.

Bathroom

Upvc double glazed obscure window to rear, newly installed panelled bath with shower over and screen, low level w.c and wash hand basin. Storage cupboard.

Externally

To the rear is an enclosed yard with storage sheds and double gated access to rear lane.

Tenure

Freehold

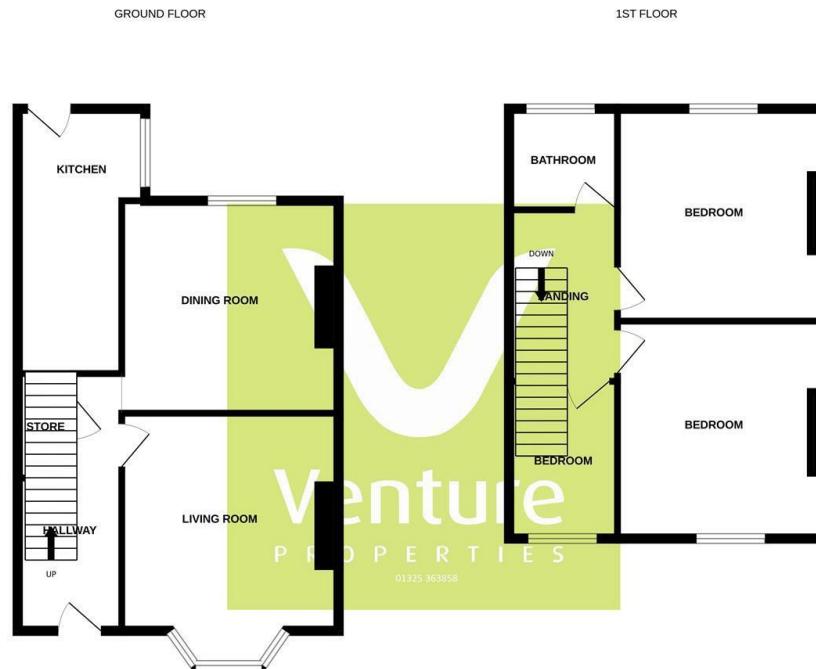
Property Details

Local Authority: Darlington
Council Tax Band: A
Annual Price: £1,581
Conservation Area No
Flood Risk Very low
Floor Area 1,087 ft² / 101 m²
Plot size 0.02 acres
Mobile coverage
EE
Vodafone
Three
O2
Broadband

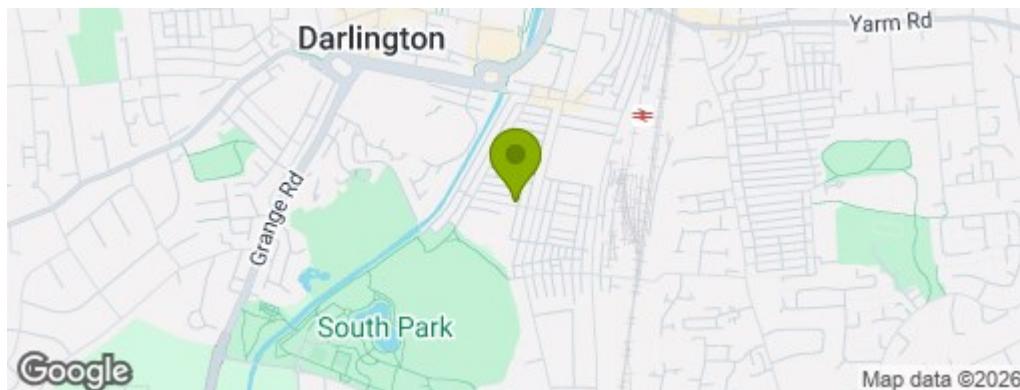
Basic
14 Mbps
Superfast
80 Mbps
Ultrafast
10000 Mbps
Satellite / Fibre TV Availability
BT
Sky
Virgin

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. We cannot also confirm at this stage of marketing the tenure of this house.



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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