



Leicester Grove

Darlington DL1 2XW

Offers Over £130,000





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- Semi Detached
- Ideal First Time Buy

- Two Bedrooms
- Council Tax Band B

- Gardens & Off Street Parking
- EPC Rating D

This immaculately presented two bedroom semi detached property is located within the Haughton Grange residential development in the Haughton area of Darlington allowing easy access to both A1M north and south and the A66/A19. The property also lies within close proximity to many major employers including Student Loans, EE, Cummins Engineering and Magnet and retail outlets including supermarkets and popular schools.

The property has a modern fitted kitchen and bathroom, Upvc double glazing and gas central heating and is neutrally decorated throughout offering a ready to move into home. Externally the property has off street parking for at least two cars and an easy to maintain rear garden.

Viewing is highly recommended.

Lounge

13'8 x 12'7 (4.17m x 3.84m)

With Upvc door to the front, two Upvc double glazed windows to the front, open plan staircase to the first floor and radiator.

Kitchen/Diner

12'7 x 8'9 (3.84m x 2.67m)

Upvc double glazed window to the rear and door to the rear, fitted with a range of gray and white gloss wall, base and drawer units, contrasting work

surfaces, one and a half bowl composite sink unit with mixer tap, four ring Cooke and Lewis hob, oven and extractor, space for appliances and space for table and chairs.

First Floor

Landing.

Bedroom 1

10' x 9'6 (3.05m x 2.90m)

Upvc double glazed window to the front, radiator, double wardrobes and single cupboard.

Bedroom 2

10'10 x 6'8 (3.30m x 2.03m)

Upvc double glazed window to the rear, fitted wardrobes with sliding doors.

Family Bathroom

Fitted with a modern white suite comprising panelled bath with shower over with waterfall head and spray mixer and shower screen, wash hand basin, low level wc, upvc double glazed window to the rear, part tiled walls.

Externally

There is a lawned garden to the rear with borders and gated access to the side. There is an open plan garden to the front with off street parking.

Council Tax

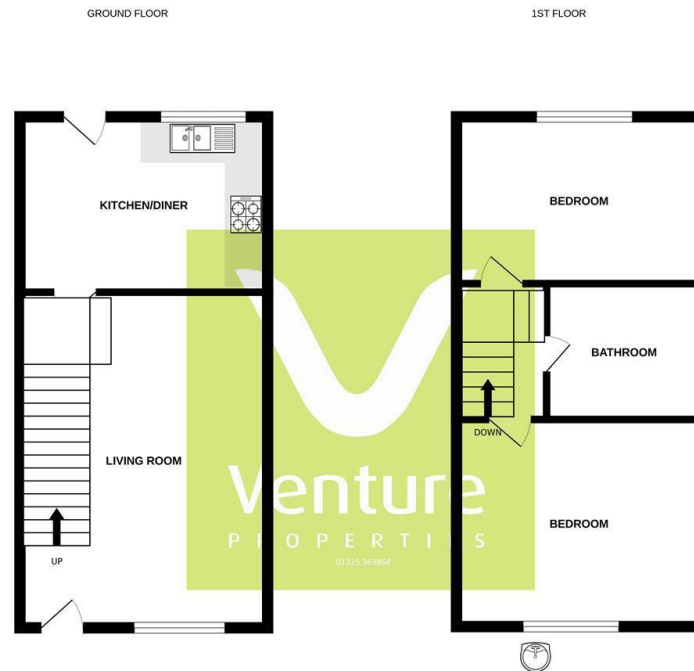
Band B

Tenure

This property is freehold

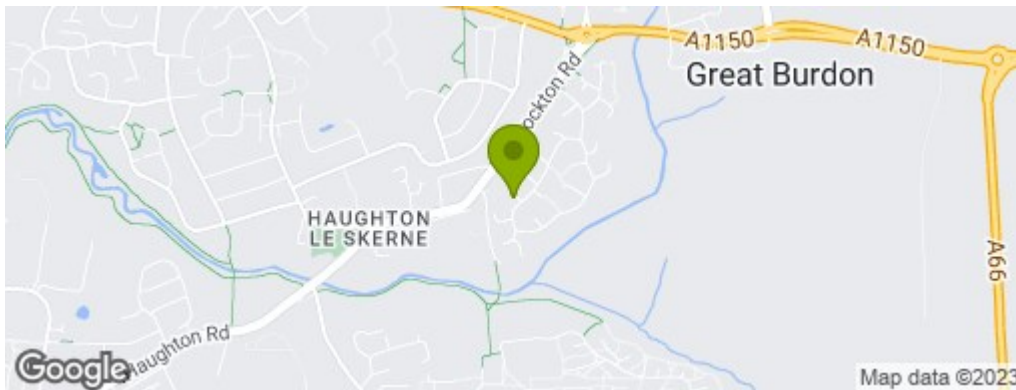
Note

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While 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 as to their operability or efficiency can be given.
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