



Haughton Road

Darlington DL1 2LD

£225,000





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Haughton Road

Darlington DL1 2LD



- Extended Three Bedroom Semi Detached House
- Conservatory To The Rear
- Must Be Seen Internally

- Fantastically Refurbished To A High Standard
- Situated On A Large Corner Plot
- EPC Grade D

- Superb Open Plan Kitchen Dining Room
- Parking For Multiple Vehicles
- Council Tax Band

Nestled on Haughton Road on the corner of Devonshire Road in the charming town of Darlington, this beautifully extended and upgraded three-bedroom semi-detached house offers a perfect blend of modern living and comfort. The property has been thoughtfully refurbished, showcasing solid oak internal doors and stylish decor that enhances its appeal.

Upon entering, you will find a welcoming atmosphere that flows seamlessly throughout the home. The extension has created a practical utility room, ideal for managing household chores, as well as a convenient ground floor shower room and WC, catering to the needs of family life. The first floor boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The upgraded bathroom features a separate shower, ensuring that both functionality and style are at the forefront of this residence.

Set on a large corner plot, this property benefits from excellent off-street parking, accommodating multiple vehicles with ease. The outdoor space offers potential for further landscaping or simply enjoying the fresh air in a private setting.

This semi-detached home is perfect for families or anyone seeking a comfortable and stylish living environment in a desirable location. With its modern upgrades and thoughtful design, it is a property that truly stands out in the market. Don't miss the opportunity to make this delightful house your new home.

Entrance Hallway

Upvc entrance door opens into the reception hallway with staircase to the first floor landing and access to the kitchen & dining area. Access to utility room and ground floor shower room/wc.

Lounge

13'4 x 12'3 (4.06m x 3.73m)

The lounge is a well proportioned reception room with a bay window to the front aspect and having an attractive fireplace to the chimney breast.

Kitchen Dining Room

18'5 x 11'6 (5.61m x 3.51m)

A generous space having been well planned and fitted with an ample range of quality wall, floor and drawer cabinets in a cream finish with complimenting granite work surfaces. There is an integrated electric oven and gas hob, dishwasher and fridge freezer . A breakfast bar allows for informal dining and the room can also accommodate a large family dining table. A door from the kitchen leads out the rear garden and driveway. There are double solid oak internal doors with glazing that opens into the lounge and also a door to the conservatory.

Conservatory

A large space to enhance the living accommodation further with UPVC frame , double glazed windows and a solid roof to be able to enjoy the room whatever the weather. There is a single door opening onto the garden.

Utility Room

A great addition to a family home with fitted work surfaces space for a dryer and plumbing for an automatic washing machine. A door from the utility area opens into the shower room.

Shower Room

Full sized shower room with corner shower cubicle with mains fed shower, there is a pedestal hand basin and low level WC. The room has been finished with tiled surrounds.

First Floor Landing

Bedroom One

13'6 x 11'5 (4.11m x 3.48m)

A generous main bedroom with walk in bay window to the front

Bedroom Two

11'8 x 9'7 (3.56m x 2.92m)

A second double bedroom this time over looking the rear aspect and benefitting from fitted sliding wardrobes.

Bedroom Three

7'6 x 6'11 (2.29m x 2.11m)

The third bedroom is a good sized single room overlooking the front aspect. Previously accommodating bunk beds and currently being used as a dressing room.

Bathroom

A statement bathroom with stand alone bath and separate shower cubicle with mains fed shower. The hand basin is positioned with a useful vanity cabinet and there is low level WC. Finished with modern ceramic tiling the room has a window to the rear.

Externally

The generous gardens are enclosed by a brick built wall with wrought iron railings with a single wrought iron pedestrian gate and further double gates for vehicle access to the ample off street parking. The area has been designed for ease of maintenance being completely block paved. The front garden has astroturf to each side of the footpath.

Garage

The single garage has been adapted to allow for the internal shower room and the remaining space measures 3.45m x 2.35m and allows for storage. Having an up and over door, light and power. The central heating boiler is situated here.

Tenure

Freehold

Property Details

Local Authority: Darlington

Council Tax Band: B

Annual Price: £1,845

Conservation Area: No

Flood Risk: Very low

Floor Area: 1,001 ft 2 / 93 m 2

Plot size: 0.06 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

3 Mbps

Superfast

80 Mbps

Ultrafast

330 Mbps

Satellite / Fibre TV Availability

BT

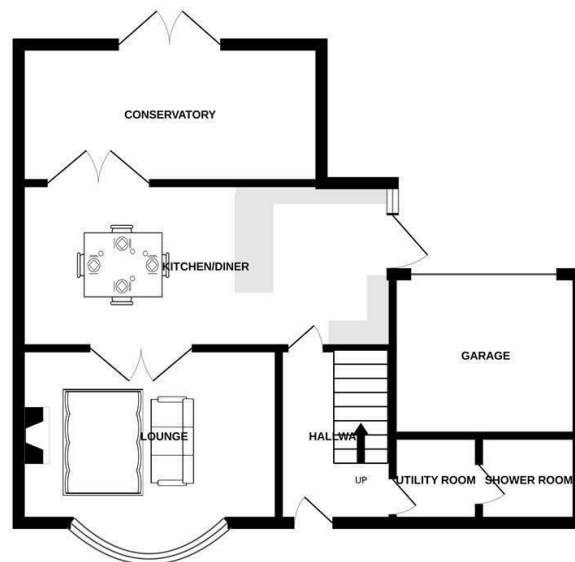
Sky

Virgin

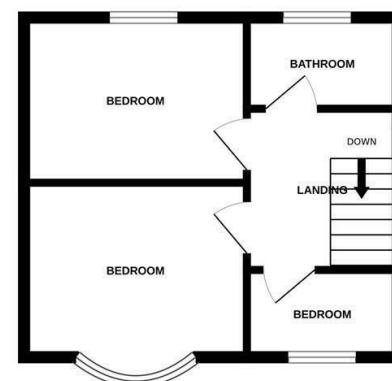
Note

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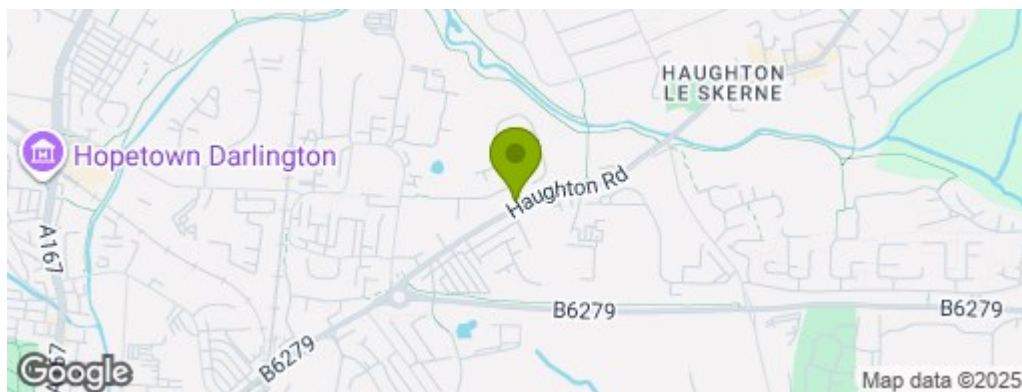
GROUND FLOOR



1ST FLOOR



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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Property Information

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