



Langdale Road

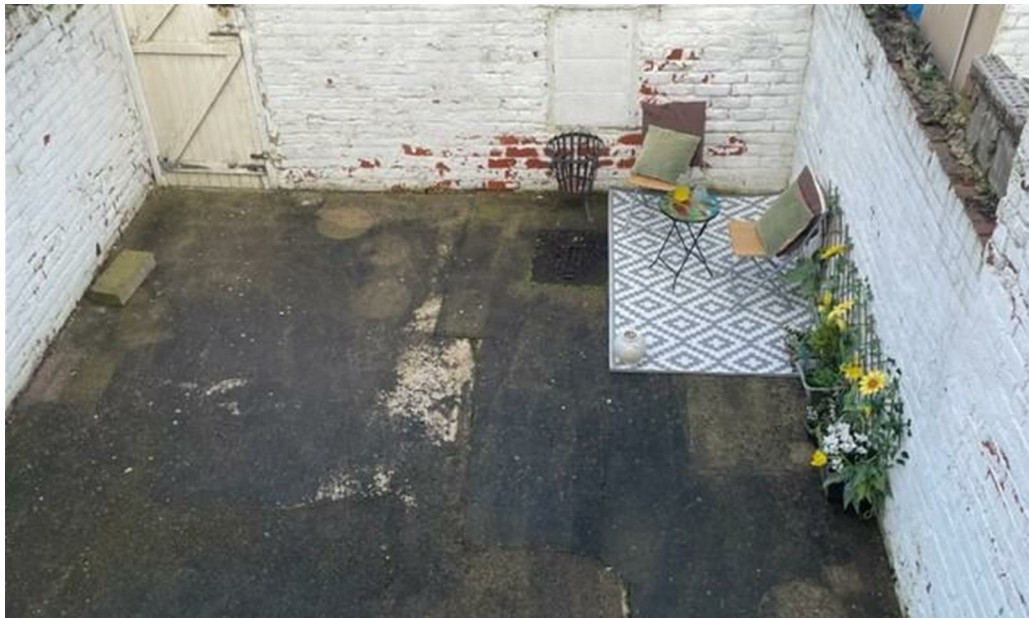
Darlington DL1 4BP

£78,950





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- No Onward Chain
- Recently Decorated

- Two Bedrooms
- EPC Rating D

- Mid Terraced
- Council Tax Band A

This mid terrace house comes to the market and is located in Eastbourne just off Neasham Road. This area is close to railway station, local bus links, schools, shops and within easy walking distance to Darlington town centre.

The accommodation comprises of forecourt to front with easy to maintain gravelled garden. Entrance vestibule, spacious living room with wooden flooring, marble fireplace with electric fire and bay window with fitted blinds. Decorated in neutral tones throughout the property. Fully fitted kitchen/dining room with - hob, extractor, oven. UPVC windows and doors throughout property. The house is warmed by gas combi-boiler. Back door leading out to large, enclosed yard ideal for summer BBQs. Upstairs larger than average master bedroom with period feature fireplace. Tiled family bathroom accessed from both bedrooms - with shower over bath. Second bedroom giving access to loft room (fully boarded, laminate flooring, Velux window, electrics and lighting) - ideal space for your hobbies or storage.

Entrance Porch

With upvc door to the front.

Lounge

14'06 x 14'06 (4.42m x 4.42m)

With Upvc bay window to the front, laminate flooring, feature fireplace with electric fire and radiator.

Kitchen/Diner

14'01 x 7'11 (4.29m x 2.41m)

With Upvc double glazed window and door to the rear. Fitted with a range of wall, base and drawer units, contrasting work surfaces and part tiled walls, four ring gas hob with oven and extractor, one and a half composite sink unit with mixer taps, space for table and chairs and tiled flooring.

Staircase/Landing

Bedroom One

12'03 x 14'07 (3.73m x 4.45m)

With upvc double glazed window to the front, original cast iron fireplace and radiator.

Jack and Jill Bathroom

With a modern white suite comprising panelled bath with shower and screen, low level w.c. and wash hand basin, fully tiled walls and flooring and radiator with upvc double glazed window to the rear.

Bedroom Two

9'07 x 8'02 (2.92m x 2.49m)

With upvc double glazed window to the rear and radiator.

Loft Space

15'08 x 14'5 (4.78m x 4.39m)

With velux window to the rear, laminate flooring and power and light.

Externally

A large rear courtyard with gated access.

Council Tax

Band A

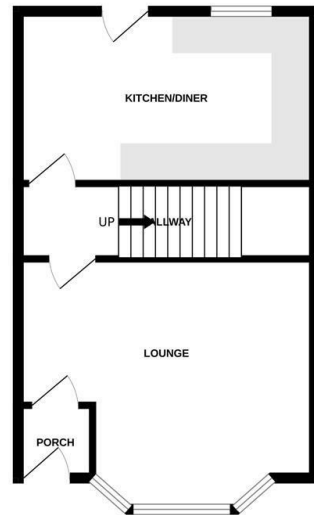
Note

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

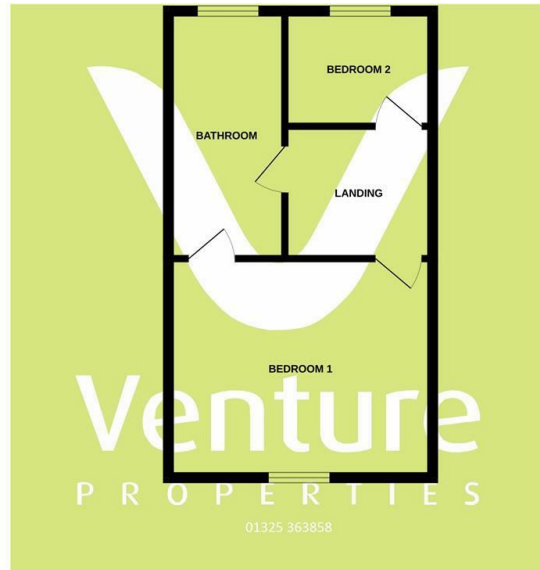
Tenure

We believe this property to be Freehold

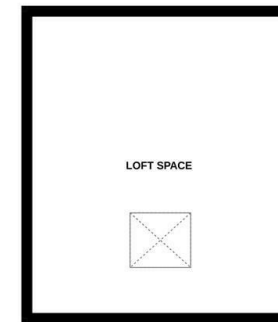
GROUND FLOOR



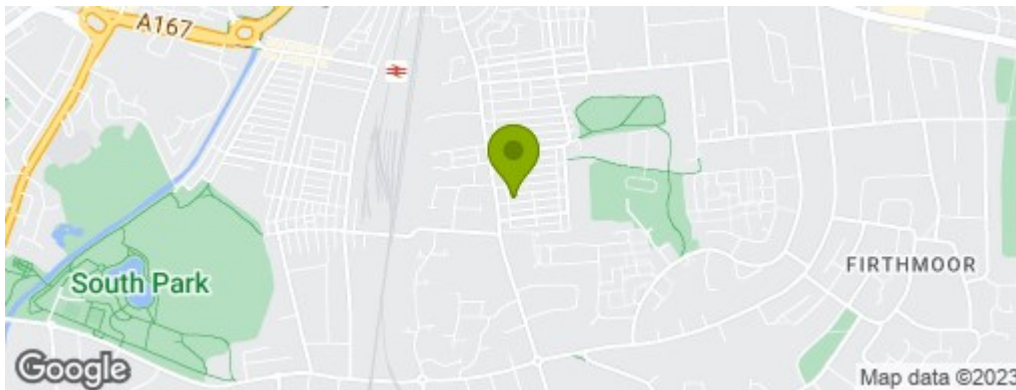
1ST FLOOR



2ND 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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