



Harrison Terrace

Darlington DL3 6QH

£85,000





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- Mid Terrace Two Bedroom Property
- Enclosed Rear Courtyard
- No Onward Chain

- Popular Denes Location
- Newly Fitted Carpets
- Council Tax Band A

- Ideal First Time Buy
- Freshly Decorated Throughout
- EPC Rating C

Welcome to this immaculately presented two-bedroom mid-terrace house located on Harrison Terrace in the delightful town of Darlington. This property is an ideal choice for first-time buyers seeking a home that is ready to move into without the hassle of renovations or repairs.

As you enter, you will find a well-proportioned reception room that offers a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The two bedrooms are generously sized, providing ample space for comfortable living. The bathroom is conveniently located, ensuring practicality for everyday use.

One of the standout features of this property is the west-facing rear courtyard, which is perfect for enjoying the afternoon sun. This outdoor space offers a lovely area for al fresco dining or simply unwinding after a long day.

With no onward chain, this home presents a straightforward buying process, allowing you to settle in without delay. Whether you are a first-time buyer or looking to downsize, this property is a fantastic opportunity to own a charming home in a desirable location.

A wonderful option for those seeking a well-maintained and inviting residence in Darlington, with shops, schools and Darlington Memorial Hospital close by. Don't miss the chance to make this lovely property your new home. ** Please note that furnishing at the property can be sold separately if required.

Entrance Porch

Upvc door to front.

Lounge

14'9" x 12'9" (4.50m x 3.89m)

Upvc double glazed window to front, coving to ceiling and radiator.

Kitchen/Diner

11'3" x 12'8" (3.43m x 3.86m)

Upvc double glazed window and door to rear, fitted with a modern range of white wall, base and drawer units, contrasting work surfaces. Newly replaced four ring gas hob, oven and extractor over and space for fridge/freezer and washing

machine. One and a half bowl composite sink unit with mixer tap, part tiled walls, vinyl flooring, ceiling spotlights and space for table and chairs. Waterproof laminate flooring and radiator.

First Floor Landing

Bedroom One

12'8" x 12'3" (3.86m x 3.73m)

Upvc double glazed window to front and radiator.

Bedroom Two

8' x 7'4" (2.44m x 2.24m)

Upvc double glazed window to rear, double storage cupboard, walk-in wardrobe and radiator.

Bathroom

Upvc double glazed obscure window to the rear, fitted, panelled bath with shower over, low level wc, wash hand basin and radiator. Vinyl flooring.

Externally

There is an enclosed west facing painted courtyard to the rear with two sheds, 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 635 ft² / 59 m²

Plot size 0.01 acres

Mobile coverage

EE

Vodafone
Three
C2
Broadband

Basic
15 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.

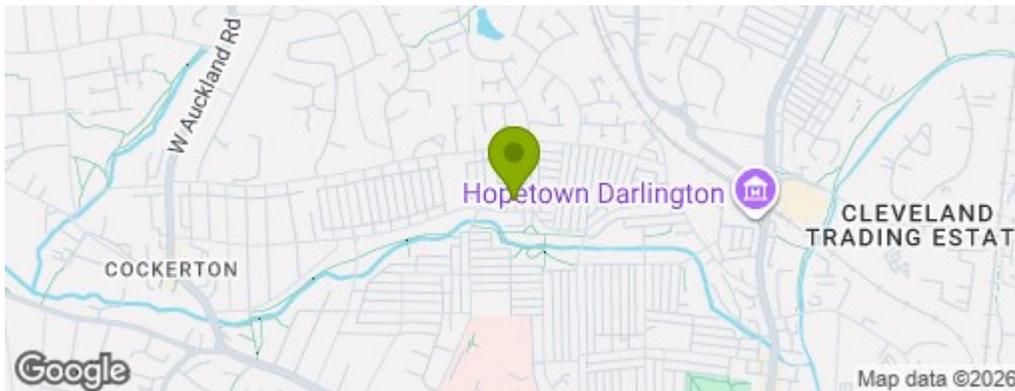


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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