



Hollyhurst Road

Darlington DL3 6HU

£145,000





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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- Two Bedroom Semi Detached
- Close To Amenities

- Two Reception Rooms
- Council Tax Band B

- Gardens Front & Rear
- EPC Rating D

This immaculately presented two bedroom semi detached property comes to the market and would suit a variety of purchasers. The property also benefits from a fitted kitchen and bathroom. In our opinion the property is worth an internal inspection to appreciate the unique charm of the home. The property is located in the town centre/pierremont area of Darlington within easy reach of the memorial hospital, schools, shops and other amenities.

Viewing is recommended.

Entrance Hall

Upvc door to side, staircase to first floor and radiator.

Lounge

13'8 x 10'10 (4.17m x 3.30m)

Upvc double glazed bow window to front and radiator.

Dining Room

13'11 x 10'10 (4.24m x 3.30m)

Upvc double glazed windows to side and rear, under stairs storage cupboard and radiator.

Kitchen

8 x 7'6 (2.44m x 2.29m)

Upvc double glazed window to side, fitted with wall base and drawer units, stainless steel sink with mixer tap. There is space for a cooker and washing machine. Door to side.

First Floor Landing

Bedroom One

13'8 x 10'11 (4.17m x 3.33m)

Upvc double glazed bow window to front and radiator.

Bedroom Two

14'2 x 8'7 (4.32m x 2.62m)

Upvc double glazed window to rear, fitted wardrobes and radiator.

Bathroom

Upvc double glazed obscure window to rear, fitted panelled bath with shower over, w.c, wash hand basin and radiator.

Externally

To the front there is a garden laid to patio and hedging.
To the rear is mainly laid to lawn with patio area and shed.

Property Information

Local Authority

Darlington

Council Tax

Band:

B

Annual Price:

£1,757

Conservation Area

No

Flood Risk

No Risk

Floor Area

796 ft 2 / 74 m 2

Plot size

0.03 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

15 Mbps

Superfast

80 Mbps

Ultrafast

9000 Mbps

Satellite / Fibre TV Availability

BT

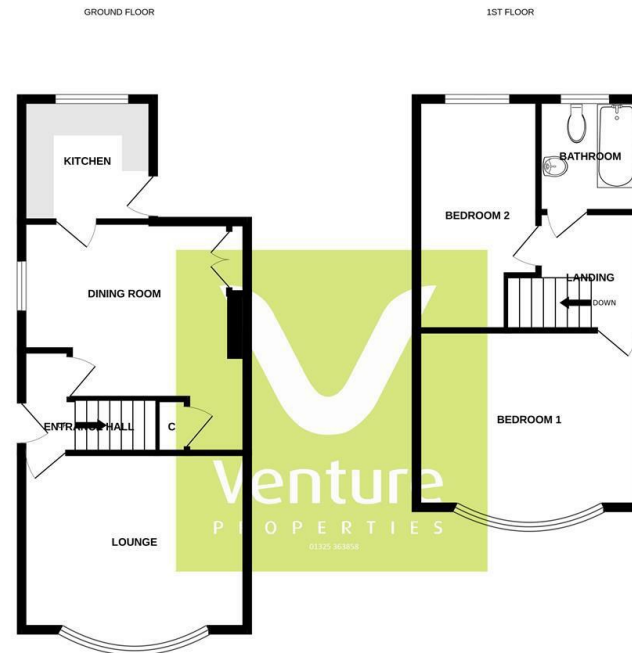
Sky

Tenure

Freehold

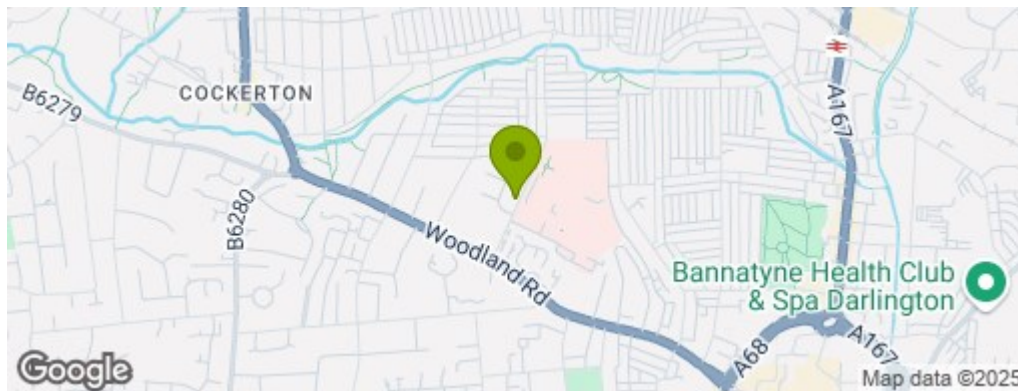
Note

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



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, 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 the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quality or efficiency can be given.
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