



Middleham Road

Darlington DL1 3DH

Offers Over £140,000





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Middleham Road

Darlington DL1 3DH

- Two Bedroom Mature Style Semi Detached House
- Internal Viewing Strongly Advised
- EPC Grade D

Nestled on Middleham Road in the sought-after Harrowgate Hill area of Darlington, this stunning two-bedroom semi-detached house offers a perfect blend of charm and modern living. The property boasts spacious accommodation, featuring a welcoming lounge and a delightful dining room, ideal for both relaxation and entertaining.

Decorated to a high specification, this mature style home exudes character and warmth, making it an inviting space for first time buyers, families or professionals alike. The well-appointed interiors are complemented by gardens to both the front and rear, providing a lovely outdoor retreat for enjoying the fresh air or hosting gatherings.

Given its desirable location and impressive features, we highly recommend viewing this property at the earliest opportunity to fully appreciate all it has to offer. This is a wonderful chance to secure a beautiful home in a popular area of Darlington.

Entrance Hall

With double glazed front door and stairs to the first floor,

Lounge

13'11 x 13'0 (4.24m x 3.96m)

Situated to the front of the property with double glazed bay window, feature fireplace, gas central heating radiator, feature flooring, wall panelled feature walls and being decorated to a high standard.

Dining Room

13'11 x 8'11 (4.24m x 2.72m)

Situated to the rear of the property being a good size room with feature flooring, gas central heating radiator, double glaze window to rear elevation, under stairs storage cupboard and open aspect leading to the kitchen.

Kitchen

10'0 x 7'11 (3.05m x 2.41m)

Situated to the rear of the property with a modern range of wall floor and drawer units with contrasting worksurfaces, plumbing for an automatic washing machine, integrated electric oven and hob with overhead extractor, part tiled walls, and double glazed window to the rear elevation.

- Two Reception Rooms
- Decorated To A High Specification
- Council Tax Band



- Double Glazed And Central Heated
- Gardens Front And Rear
- Harrowgate Hill Location

First Floor

Landing area.

Bedroom One

13'11 x 10'11 (4.24m x 3.33m)

Situated to the front been an excellent double size room with double glazed window that's including radiator.

Bedroom Two

12'3 x 8'3 (3.73m x 2.51m)

Situated to the rear of the property with double glazed window gas central heating radiator.

Externally

The home stands on a prime street location of mature dwellings having gardens to the front and rear the rear garden been mainly laid to lawn with feature decked and patio area.

Shower Room W.C

With a modern suite comprising shower set within a cubicle, pedestal wash handbasin, low-level WC, fully tiled walls and double glazed window.

Property Details

Local Authority: Darlington

Council Tax Band: A

Annual Price: £1,581

Conservation Area: No

Flood Risk: Very low

Floor Area: 0 ft 2 / 0 m 2

Plot size: 0.04 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

4 Mbps
Ultrafast
1800 Mbps
Satellite / Fibre TV Availability
BT
Sky
Virgin

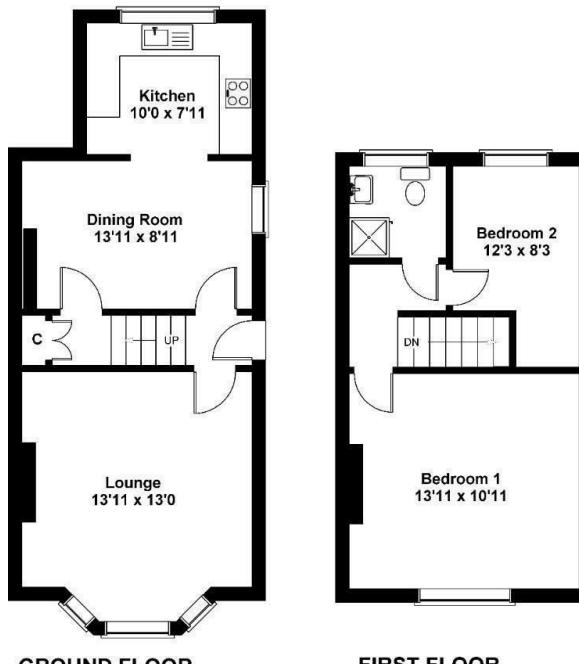
Tenure

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

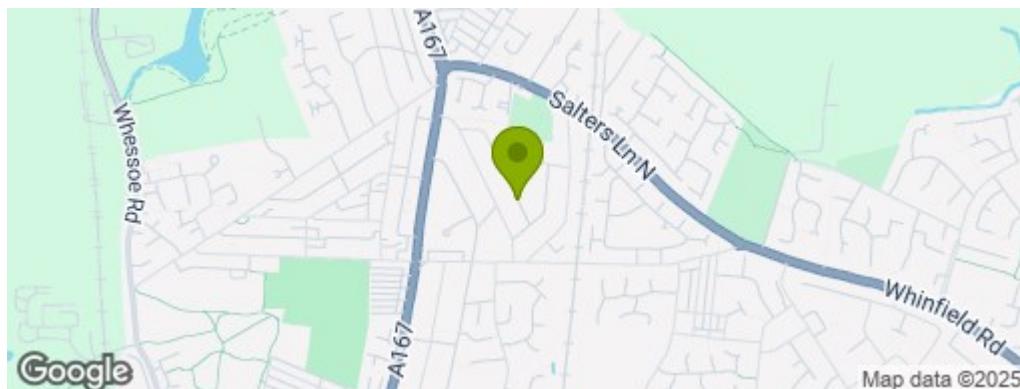
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GROUND FLOOR

FIRST FLOOR

SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY
The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans
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Property Information

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