



**North Road**  
Darlington DL1 2EW  
**£100,000**





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# North Road

Darlington DL1 2EW



- Three Bedroom Mature Semi Detached House
- No Chain
- Popular Harrogate Hill Location

- Spacious Accommodation With Two Reception Rooms
- Large Gardens Front, Side And Rear
- EPC Grade TBC

- In Need Of Modernisation
- Driveway To The Front
- Council Tax Band

Nestled on North Road in the charming town of Darlington, this three-bedroom semi-detached house presents a wonderful opportunity for those looking to invest in a property with great potential. This mature-style home is being offered to the market with no onward chain, making it an ideal choice for buyers eager to make their mark.

The property features two spacious reception rooms, providing ample space for both relaxation and entertaining. The layout offers a fantastic canvas for modernisation, allowing you to tailor the home to your personal taste and lifestyle. With gardens to both the front and rear, there is plenty of outdoor space to enjoy, whether for gardening, play, or simply soaking up the sun.

Additionally, the property benefits from off-street parking, a valuable asset in this desirable area. The location is well-suited for families and professionals alike, with convenient access to local amenities and transport links.

This semi-detached house is not just a home; it is a promising investment opportunity waiting to be transformed. With a little vision and effort, you can create a stunning residence in a sought-after location. Do not miss the chance to explore the potential this property has to offer.

## Entrance Hallway

With stairs to first floor.

## Lounge

15'5" x 15'5" (4.7 x 4.7)

Situated to the front of the property.

## Kitchen

6'10" x 9'10" (2.1 x 3.0)

Situated to the front with a range of wall and floor units. cooker connection point, window to front elevation.

## Dining Room

13'9" x 10'9" (4.2 x 3.3)

Situated to the rear with window and rear back door.

## Utility Store

With plumbing connections.

## First Floor

Landing

## Bedroom 1

11'9" x 14'5" (3.6 x 4.4)

Situated to the front.

## Bedroom 2

9'6" x 12'9" (2.9 x 3.9)

Situated to the rear.

## Bedroom 3

7'10" x 10'5" (2.4 x 3.2)

Situated to the front.

## Bathroom

5'2" x 9'2" (1.6 x 2.8)

With a panelled bath and wash hand basin.

## Separate W,C

3'3" x 5'2" (1.0 x 1.6)

Situated to the side with a low level W.C.

## Outside

The home has a large plot with gardens to the front, side and rear area. There is a driveway allowing off street parking.

## Tenure

Freehold

## Property Details

Local Authority: Darlington

Council Tax Band: C

Annual Price: £2,108

Conservation Area No

Flood Risk Very low

Floor Area 1,140 ft<sup>2</sup> / 106 m<sup>2</sup>

Plot size 0.07 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

6 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

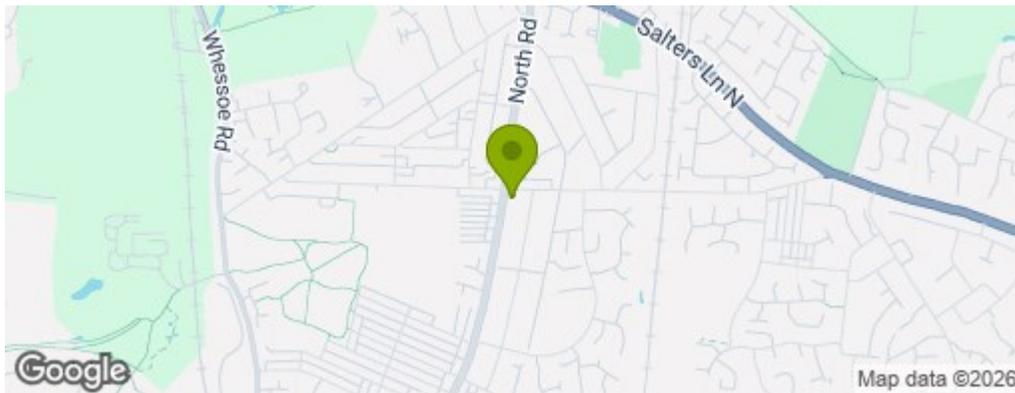
BT

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.



## Property Information

**01325 363858**

45 Duke Street, Darlington, County Durham, DL3 7SD  
[sales@venturepropertiesuk.com](mailto:sales@venturepropertiesuk.com)