



Longfield Road

Darlington DL3 0HS

Offers Over £155,000





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.



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.



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.



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.

Longfield Road

Darlington DL3 0HS



- Four Bedroom Terraced House
- Garage

- Newly Fitted Bathroom and Modern Kitchen
- Viewing Recommended

- Large South Facing Garden

A deceptively spacious four bedroom, terraced property situated in the ever popular Harrowgate Hill area of Darlington. The property would suit the needs of an ever growing family and viewing is highly recommended. The property has recently undergone a number of refurbishments including a brand new, newly fitted modern bathroom, as well as new decorating and carpets throughout. The property is also double glazed, has gas central heating, and a large, south facing garden to the rear, with decking, lawn and garage. Early viewing is highly recommended.

Entrance Hall

5'11" x 2'8" (1.808 x 0.834)

With staircase to the first floor.

Lounge

16'9" x 12'8" (5.110 x 3.873)

Situated to the front. With double glazed window, feature fireplace, gas central heating radiator and archway leading into Dining Room.

Dining Room

10'11" x 7'5" (3.331 x 2.272)

Situated to the rear. With double glazed window, gas central heating radiator and dado rail.

Kitchen

11'10" x 7'11" (3.616 x 2.433)

Situated to the rear. With a quality range of newly fitted wall, floor and drawer units with contrasting work surfaces with splashback, integrated gas hob with over head extractor and double electric oven, integrated dishwasher, wall mounted Combi boiler and double glazed back door.

First Floor

2'10" x 2'5" (airing cupboard) (0.869 x 0.757 (airing cupboard))

Landing. With storage cupboard.

Bedroom One

14'6" x 8'10" (4.438 x 2.698)

Situated to the front. With double glazed window and gas central heating radiator.

Bedroom Two

13'4" x 8'2" (4.084 x 2.508)

Situated to the rear. With double glazed window and gas central heating radiator.

Bedroom Three

7'9" x 6'7" (2.365 x 2.020)

Situated to the front. With double glazed window and gas central heating radiator.

Bathroom

7'7" x 7'1" (2.317 x 2.168)

A newly fitted bathroom suite comprising low level w/c and wash hand basin with vanity unit, panelled bath with over head shower and screen, panelled walls, heated towel rail, double glazed window and airing cupboard.

Second Floor

2'7" (0.801)

Stairs leading to the fourth bedroom.

Bedroom Four

15'4" x 12'8" (4.685 x 3.870)

Situated within the roof space. Having velux windows, radiator and eaves storage.

Externally

There is a forecourt to the front and enclosed garden to the rear which is of good size, mainly laid to lawn with patio area.

Property Information

Local Authority

Darlington

Council Tax

Band:

B

Annual Price:

£1,757

Conservation Area

No

Flood Risk

No Risk

Floor Area

925 ft² / 86 m²

Plot size

0.05 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

5 Mbps

Superfast

70 Mbps

Ultrafast

9000 Mbps

Satellite / Fibre TV Availability

BT

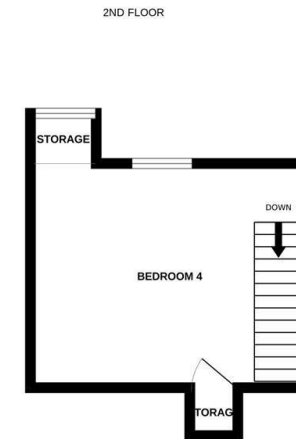
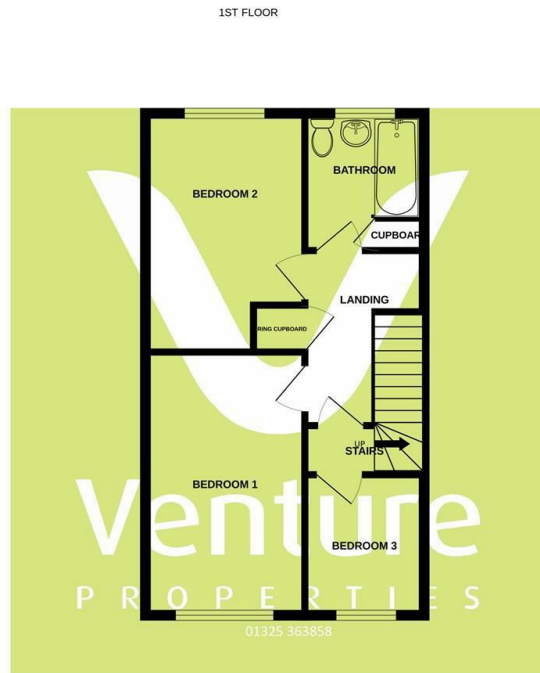
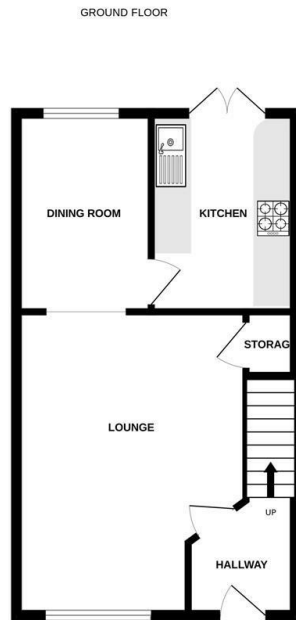
Sky

Tenure

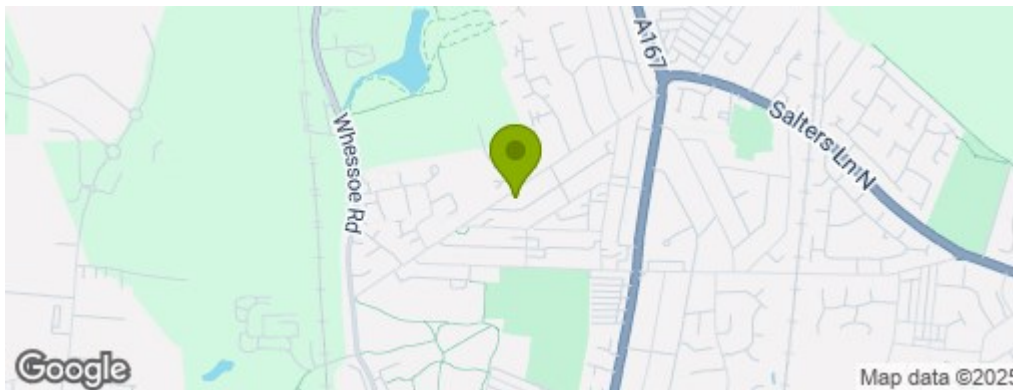
Freehold

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



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.
Made with Metropix ©2025



Property Information

01325 363858

45 Duke Street, Darlington, County Durham, DL3 7SD
sales@venturepropertiesuk.com