



**Middleham Road**

Darlington DL1 3DH

Offers In The Region Of £160,000





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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# Middleham Road

Darlington DL1 3DH



- Three Bedroom Semi Detached
- Harrowgate Hill Location

This immaculately presented, three bedrooomed mature semi detached property comes to the market with no onward chain and is located in the popular Harrowgate Hill area of Darlington. The home in our opinion would suit a variety of purchasers. The property offers excellent family accommodation with lounge, dining room and kitchen. To the first floor there are three bedrooms and a family shower room, there are gardens to front and rear. The property lies within easy reach of many amenities including popular schools, bus routes and allowing easy access out of Darlington.

Viewing comes highly recommended.

## Entrance Hall

Composite door to side, staircase to first floor landing and radiator.

## Lounge

13'11 x 11 (4.24m x 3.35m)  
Upvc double glazed bay window to front, fireplace and radiator.

## Dining Room

13'11 x 8'9 (4.24m x 2.67m)  
Upvc double glazed window to side, under stairs storage and radiator.

## Kitchen

12'3 x 8'5 (3.73m x 2.57m)  
Upvc double glazed window to rear, fitted with wall, base and drawer units, integrated dishwasher and fridge freezer and space for a washing machine. Four ring gas hob and oven with extractor over and ceramic sink with mixer tap and French doors to rear.

- Two Reception Rooms
- Council Tax Band B

- No Onward Chain
- EPC Rating E

## First Floor Landing

### Bedroom One

13'11 x 11 (4.24m x 3.35m)  
Upvc double glazed window to front, fitted wardrobes and radiator.

### Bedroom Two

12'2 x 9'9 (3.71m x 2.97m)  
Upvc double glazed window to side, storage above stairs and radiator.

### Bedroom Three

8'7 x 6 (2.62m x 1.83m)  
Upvc double glazed window to rear and radiator.

### Shower Room

Upvc double glazed obscure window to rear, walk in shower, w.c, wash hand basin and heated towel rail.

## Externally

To the front is gated access to rear.  
To the rear is mainly laid to lawn with patio area and shed.

## Tenure

Freehold

## Property Details

Local Authority: Darlington  
Council Tax Band: B  
Annual Price: £1,845  
Conservation Area: No  
Flood Risk: Very low

Floor Area: 968 ft 2 / 90 m 2

Plot size: 0.04 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

4 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability

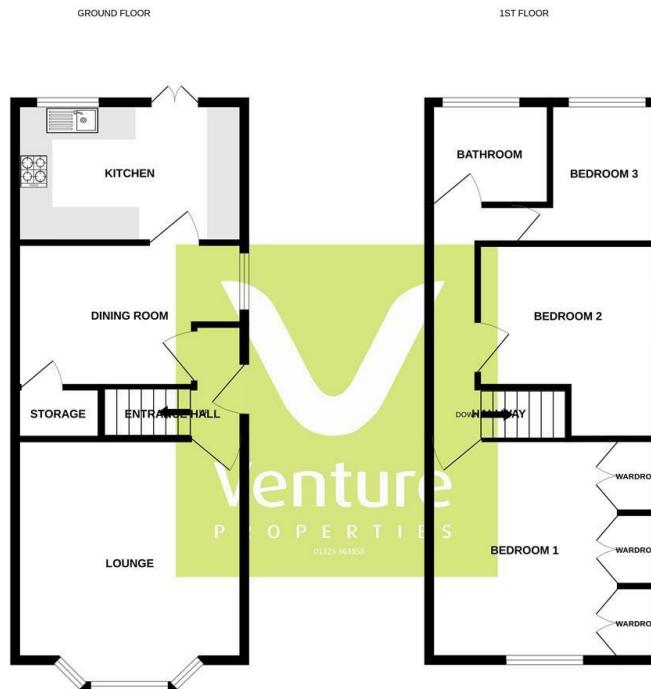
BT

Sky

Virgin

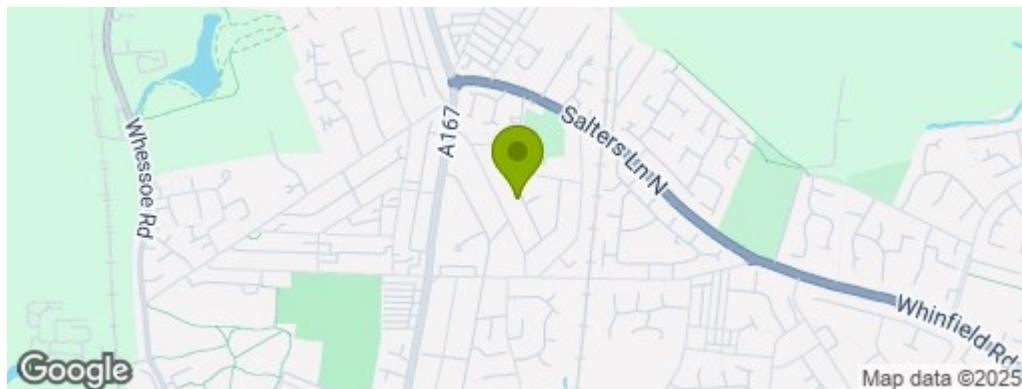
## Note

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 are taken from the original drawing and are not guaranteed to be 100% accurate. The floorplan is for illustrative purposes only and should be used as such by any prospective purchaser. The floorplan is not to scale. The dimensions shown are approximate and have not been tested and no guarantee can be given as to their accuracy or efficiency can be given.  
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## Property Information



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