



Eastmount Road

Darlington DL1 1JZ

Offers Over £90,000





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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# Eastmount Road

Darlington DL1 1JZ



- Mid Terrace
- Galley Style Kitchen
- Council Tax Band A

- Three Bedrooms
- Front Forecourt & Rear Yard
- EPC Rating tbc

- Two Reception Rooms
- Ideal First Time Buy/Investment
- Viewing Recommended

This deceptively spacious mid terrace property is offered to the market with no onward chain and located in the Town Centre/Haughton area of Darlington. The property would be an ideal first time buy or investment. The property has two reception rooms, galley style kitchen, three bedrooms to the first floor and a family bathroom. There is a forecourt to the front and courtyard yard to the rear.

Viewing Recommended.

## Entrance Hall

With door to the front, staircase to the first floor and radiator.

## Reception Room 1

12'11 x 11'8 (3.94m x 3.56m)

Upvc double glazed bay window to the front, feature surround with electric fire, radiator.

## Reception Room 2

12'11 x 11'8 (3.94m x 3.56m)

Upvc double glazed window to the rear, electric fire, radiator and under stairs storage.

## Kitchen

15'5 x 7'10 (4.70m x 2.39m)

Upvc double glazed window to the side, fitted with a range of wall, base and drawer units, contrasting work surfaces, 4 ring gas hob, oven, space for fridge/freezer, stainless steel sink unit, space for washer, door to the rear.

## First Floor

Landing. With storage cupboard.

## Bedroom 1

14'10 x 12'10 (4.52m x 3.91m)

Two Upvc double glazed windows to the front, original fireplace and radiator.

## Bedroom 2

12'10 x 8'10 (3.91m x 2.69m)

Upvc double glazed window to the rear and radiator

## Bedroom 3

8' x 8' (2.44m x 2.44m)

Upvc double glazed window to the rear and radiator.

## Bathroom

Upvc double glazed window to the side, fitted with a suite comprising bath with shower over, low level wc, and wash hand basin.

## Externally

There is a forecourt to the front and yard to the rear with access to the rear lane.

## Council Tax

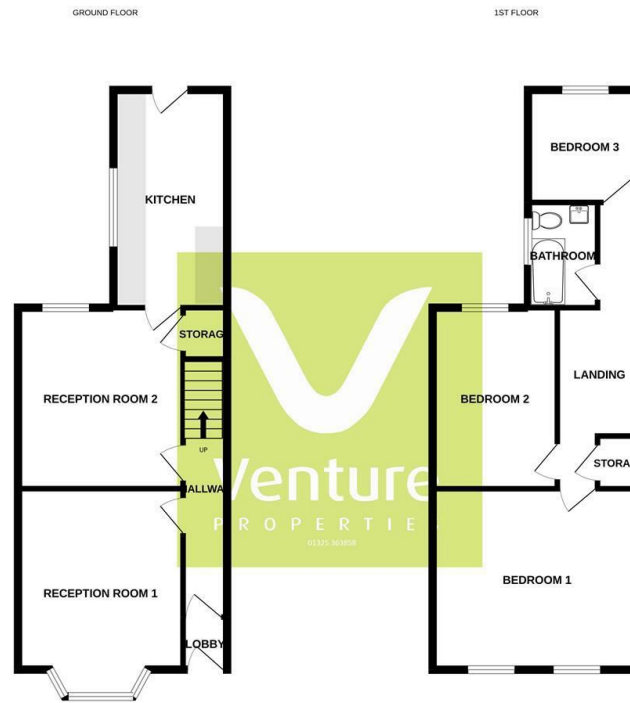
Band A

## Tenure

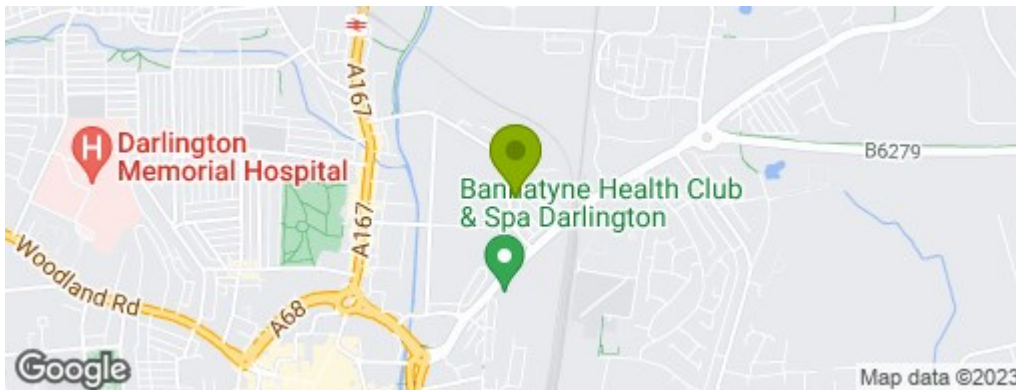
This property is freehold.

## 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 information 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.  
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## Property Information

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