



Sutcliffe Court

Darlington DL3 0JB

Offers Over £145,000





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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- Semi Detached
- Gardens to Front and Rear
- Epc Rating D

- Popular Harrowgate Hill Location
- Close to Local Shops and Schools
- Council Tax Band B

- Ideal Family Home
- Conservatory
- Chain Free

Welcome to this semi-detached house located in the desirable area of Harrowgate Hill, Darlington. This delightful property boasts three well-proportioned bedrooms, making it an ideal family home. The spacious reception room provides a warm and inviting space for relaxation and entertaining, perfect for family gatherings or quiet evenings in.

CHAIN FREE FOR A SMOOTH QUICK SALE

The house features a conservatory and gardens to both the front and rear of the property, which offer a wonderful outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air during the warmer months. Driveway for off street parking.

Sutcliffe Court is situated in a friendly neighbourhood, making it an excellent choice for families seeking a welcoming community. With local amenities, schools, and parks nearby, this property is perfectly positioned to cater to the needs of modern family life.

This semi-detached house presents a fantastic opportunity for those looking to settle in a comfortable and practical home. Don't miss the chance to make this lovely property your own.

Entrance Porch

Upvc door to front.

Kitchen/Diner

8'03 x 14'00 (2.51m x 4.27m)

Upvc double glazed window and double doors to rear, coving to ceiling, fitted with wood wall, base and drawer units, integrated gas hob with extractor over and eye level double Bosch oven. Stainless steel sink with mixer tap, integrated fridge freezer and Lewis dishwasher, concealed boiler, laminate flooring, spotlights to ceiling and vertical radiator. Open plan to conservatory.

Conservatory

9'11 x 6'11 (3.02m x 2.11m)

Upvc fully glazed with double doors to rear and laminate flooring.

Lounge

14'02 x 15'11 (4.32m x 4.85m)

Upvc double glazed windows to front and side, coving to ceiling, staircase to first floor with storage under. Radiator.

Shower Room

Upvc double glazed obscure window to rear, walk in shower, low level w.c, wash hand basin in vanity, pvc walls.

Bedroom One

14' x 7'10 (4.27m x 2.39m)

Upvc double glazed window to front, coving to ceiling and radiator.

Bedroom Two

9'10 x 10'04 (3.00m x 3.15m)

Upvc double glazed window to rear and radiator.

Bedroom Three

6'00 x 10'01 (1.83m x 3.07m)

Upvc double glazed window to front, storage cupboard, laminate flooring and radiator.

Externally

To the front is mainly laid to lawn with gated access to rear garden. Driveway to provide off street parking.

To the rear there are decking, patio and artificial lawn areas.

Tenure

Freehold

Property Details

Local Authority: Darlington

Council Tax Band: B

Annual Price: £1,845

Conservation Area No

Flood Risk Very low

Floor Area 0 ft 2 / 0 m 2

Plot size 0.05 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

5 Mbps

Superfast

80 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

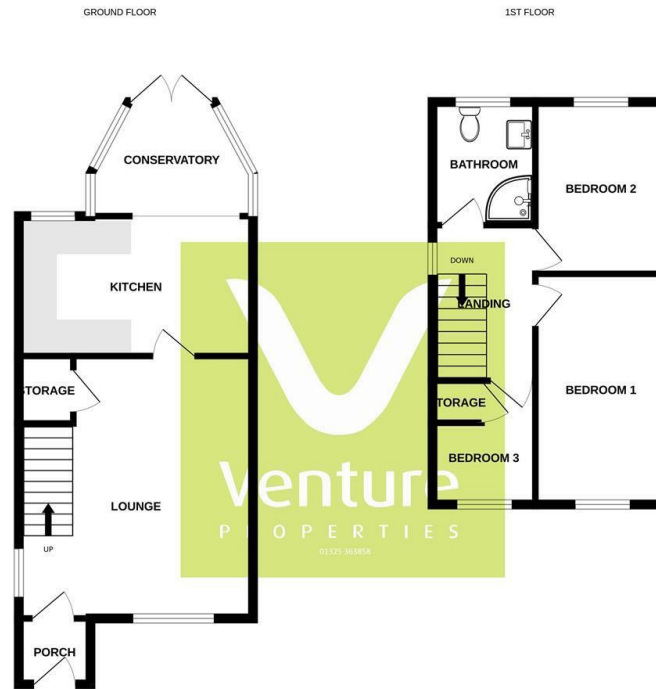
BT

Sky

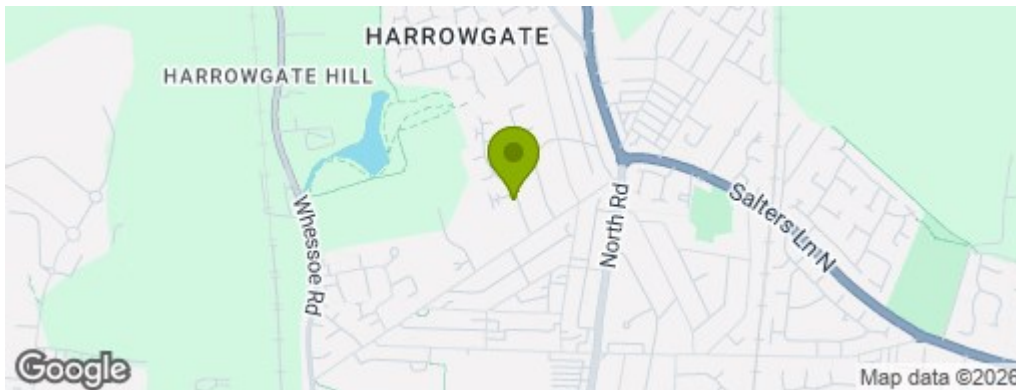
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Note

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



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such for any prospective purchase. The services, contents and appliances shown here are shown listed and no guarantee as to their operability or efficiency can be given. Made with Metagen 02023



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