



Middleham Road

Darlington DL1 3DH

Offers Over £135,000





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.



Middleham Road

Darlington DL1 3DH



- Two Bedroom Semi-Detached Property
- Well Established Garden to Rear

- Harrowgate Hill Location
- Council Tax Band A

- Close to Oppen Green Spaces and Travel Links
- Epc Rating D

Located in the sought-after Harrowgate Hill area of Darlington with easy access to many amenities including schools, retail parks and public transport this well presented, mature semi-detached house on Middleham Road presents an excellent opportunity for first-time buyers and families alike. With two inviting reception rooms, this property offers ample space for both relaxation and entertaining. The two well-proportioned bedrooms provide a comfortable retreat, while the modern bathroom ensures convenience for daily living.

One of the standout features of this home is the off-street parking, accommodating one vehicle, along with a lovely garden and a garage, perfect for additional storage or hobbies. The property has been thoughtfully updated, boasting a replaced gas central heating boiler in 2025 and a complete rewiring, ensuring peace of mind for the new owners.

With no onward chain, this home is ready for you to move in and make it your own. The combination of its desirable location, modern amenities, and potential for personalisation makes this semi-detached house an ideal choice for those looking to step onto the property ladder. Don't miss the chance to view this delightful home in a vibrant community.

Entrance Hall

Upvc double glazed door to side and staircase to first floor.

Lounge

14'0" x 12'11" (4.27 x 3.96)

Upvc double glazed bay window to front, feature fireplace with marble back and hearth and gas fire, radiator.

Dining Room

14'0" x 8'11" (4.27 x 2.74)

Upvc double glazed window to rear, under stairs storage.

Kitchen

9'3" x 7'6" (2.84 x 2.3)

Fitted with cream wall, base and drawer units, four ring gas hob and electric oven with extractor over. There is space for a fridge freezer, slimline dishwasher and washing machine.

First Floor Landing

Bedroom One

14'0" x 10'11" (4.27 x 3.35)

Upvc double glazed window to front, fitted wardrobes with sliding doors and radiator.

Bedroom Two

12'4" x 6'0" (3.78 x 1.83)

Upvc double glazed window to rear and radiator.

Bathroom

Upvc double glazed obscure window to rear, panelled bath with shower over, wash hand basin and w.c. Heated towel rail and wall mounted combi Boiler.

Externally

To the front is a low maintenance garden, access to rear and off street parking.

To the rear is a well established garden with paved patio and pebbled areas. There is also a brick shed with power and light that could be used as a workshop.

Tenure

Freehold

Property Details

Local Authority: Darlington

Council Tax Band: A

Annual Price: £1,581

Conservation Area: No

Flood Risk: Very low

Floor Area: 0 ft 2 / 0 m 2

Plot size: 0.04 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

4 Mbps

Superfast

44 Mbps

Ultrafast

10000 Mbps

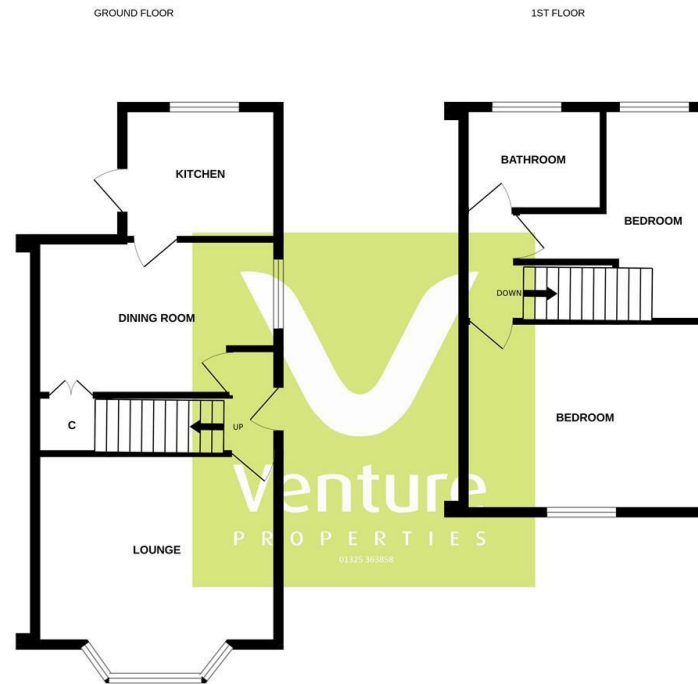
Satellite / Fibre TV Availability

BT

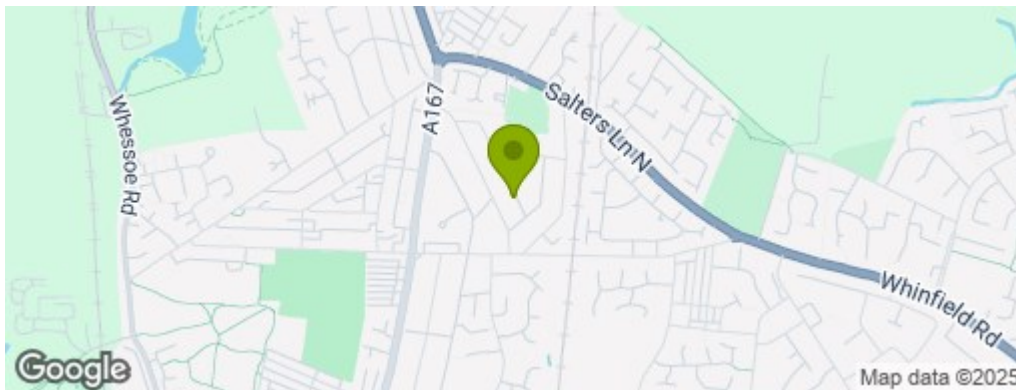
Sky

Virgin

Note



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 misstatement. 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