



**Arnold Road**

Darlington DL1 1JG

**£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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# Arnold Road

Darlington DL1 1JG



- No Onward Chain
- Large Plot

- Three Bedrooms
- Council Tax Band A

- Two Reception Rooms
- EPC C

This three bedroom semi detached property is offered to the market with No Onward Chain and would be an ideal starter home or for that of an investor. The property is located in the Eastbourne Area of Darlington and is situated on an enviable sizable plot with gardens to the front, side and rear.

Internally the property has two reception rooms, kitchen and three bedrooms to the first floor and a family bathroom. The home does require some modernisation and early viewing is recommended.

## Entrance Hallway

With Upvc door to the side, radiator and staircase to the first floor.

## Lounge

14'05 x 13'02 (4.39m x 4.01m)

With Upvc window to the front, fireplace and radiator.

## Dining Room

10'11 x 9'07 (3.33m x 2.92m)

With Upvc window to the front and radiator.

## Kitchen

10'10 x 7'11 (3.30m x 2.41m)

With Upvc window to the rear. fitted with wall. base

and drawer units, stainless steel sink unit with mixer taps, space for cooker and fridge freezer. Upvc door to the rear garden.

## Staircase/Landing

### Bedroom One

14'05 x 10'07 (4.39m x 3.23m)

With a Upvc window to the front and radiator.

### Bedroom Two

10'11 x 9'07 (3.33m x 2.92m)

With a Upvc window to the rear and radiator.

### Bedroom Three

8'10 x 6'10 (2.69m x 2.08m)

With a Upvc window to the rear and radiator.

## Family Bathroom

With a coloured suite.

## Externally

The property stands on a prime corner position with lawned gardens to the front, side and rear and brick built outbuildings.

## 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

## Council Tax Band

Band

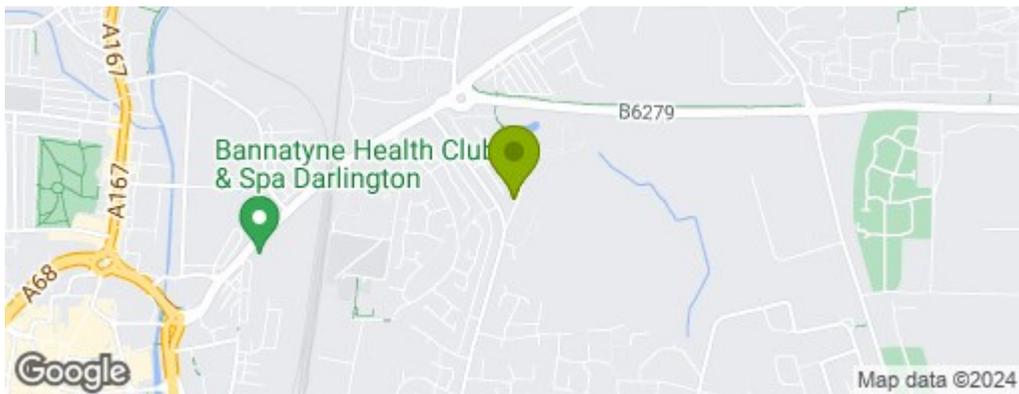
## Tenure

GROUND FLOOR

1ST FLOOR



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.  
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