



209 Longfield Road, Darlington, DL3 0HP
£110,000

This well presented deceptively spacious two bedroom semi detached property is located in the Harrowgate Hill area of Darlington. The property offers good sized accommodation with lounge kitchen/diner, two double bedrooms to the first floor with a spacious family bathroom. There are gardens to the front and rear with the benefit of a single garage.

The property lies within easy reach of many amenities in the Harrowgate Hill area.

Viewing is highly recommended.

NO ONWARD CHAIN

- Semi Detached
- 2 Bedrooms
- Lounge & Kitchen/Diner
- Modern Bathroom
- Council Tax Band A
- Gardens Front & Rear
- EPC Rating F
- Single Garage
- Harrowgate Hill Location

Entrance Hall

Door to the front, radiator.



Lounge

14 x 13'11 (4.27m x 4.24m)

Upvc double glazed window to the front, feature fire surround and radiator.

Kitchen/Diner

14'5 x 8'10 (4.39m x 2.69m)

Upvc double glazed window to the rear, fitted with a range of wall, base and drawer units, contrasting work surfaces, space for fridge/freezer, space for washer, space for dish washer, space for cooker, stainless steel sink unit, vinyl flooring and radiator.

Lobby

Door to the side and two storage cupboards.

First Floor

Landing. With upvc double glazed window to the side.

Bedroom 1

13'3 x 11 (4.04m x 3.35m)

Two upvc double glazed windows to the front, walk in wardrobe with window to the side and storage cupboard.

Bedroom 2

11 x 8'10 (3.35m x 2.69m)

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 and shower screen, low level wc, wash hand basin and vinyl flooring.

Externally

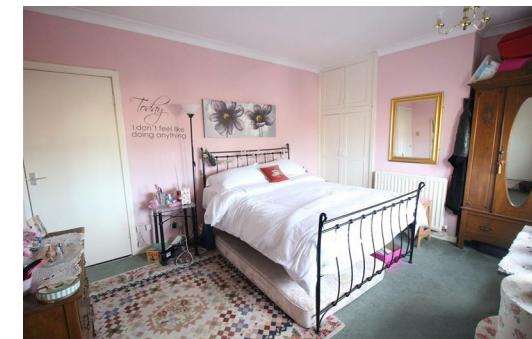
There is a forecourt garden to the front with side access to the rear garden. There is a single garage to the rear together with a lawned garden and patio area and access to the rear lane.

Council Tax

Band A

Note

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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

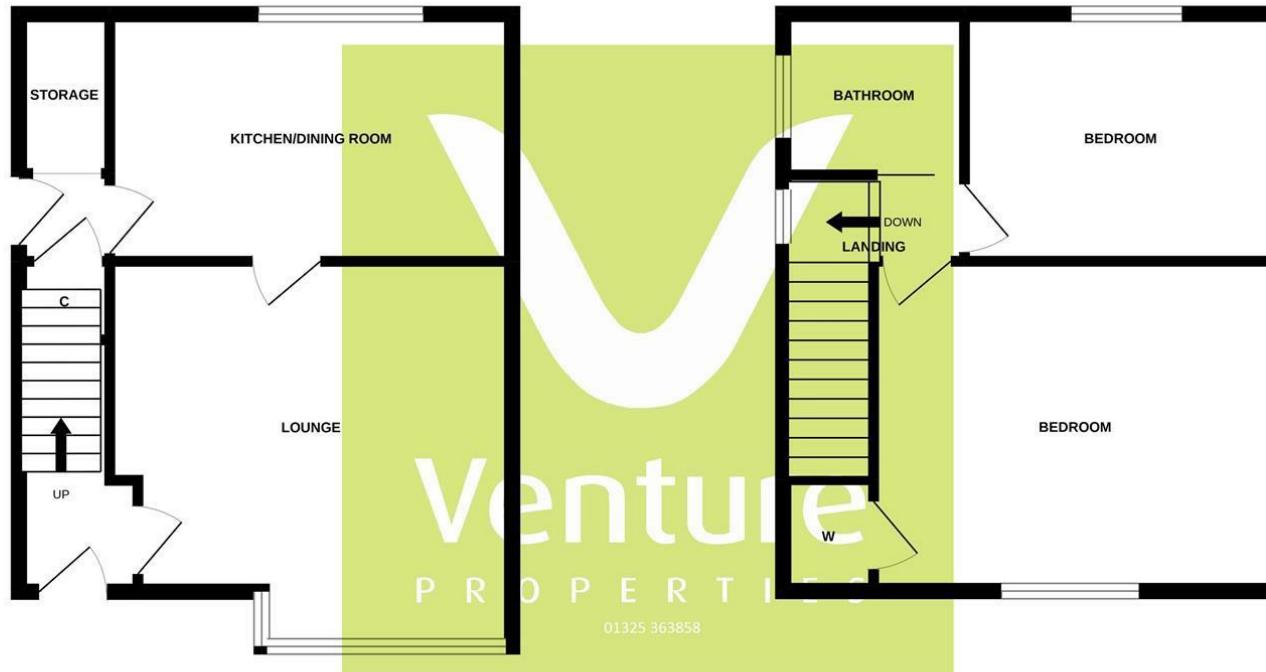
Tenure

This property is freehold



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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