



**Longfield Road**

Darlington DL3 0HX

Offers Over £160,000



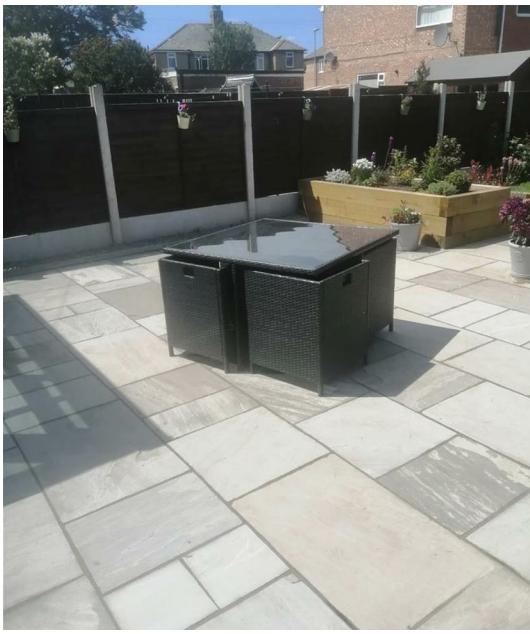
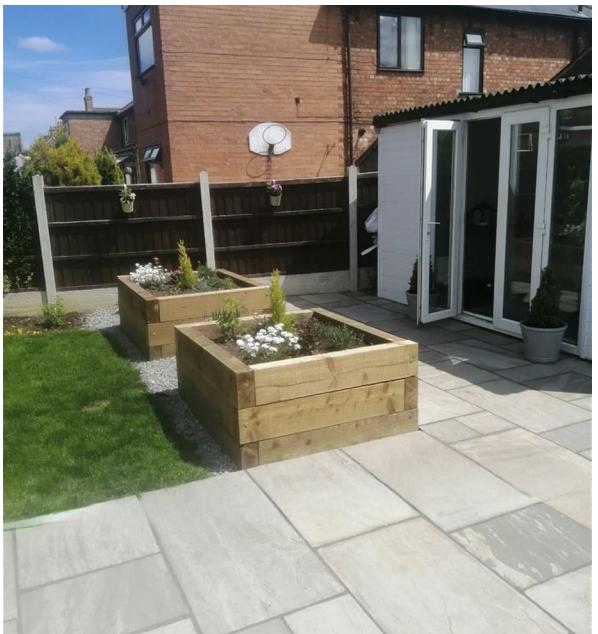
Venture  
PROPERTIES



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# Longfield Road

Darlington DL3 0HX



- Three Bedroom Semi-Detached
- Generous Rear Garden
- Spacious Accommodation Must Be Seen

- Popular Harrowgate Hill Area of Darlington
- Garden Room
- Council Tax Band B

- Off Street Parking and Garage
- Lounge And Dining Room
- EPC Rating E

In the desirable Harrowgate Hill area of Darlington, this large mature style semi-detached house on Longfield Road offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception rooms provide ample room for relaxation and entertaining, making it a delightful home for gatherings with friends and family.

The property features a well-appointed modern bathroom, ensuring that daily routines are both comfortable and efficient. For those with vehicles, there is off-street parking and a garage, providing additional parking options or storage.

Location is key, and this residence does not disappoint. It is situated close to local transport links, making commuting a breeze, and is within easy reach of shops, ensuring that all your daily needs are met without hassle.

This semi-detached house on Longfield Road is a wonderful opportunity for anyone looking to settle in a vibrant community with excellent amenities. With its spacious layout and prime location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely property your new home.

## Entrance Hall

Door to front with obscure, dual aspect windows, staircase to first floor and access to w.c.

## Lounge

11'11 x 11'11 (3.63m x 3.63m)

Upvc double glazed bay window to front, fireplace with access opening up into dining room.

## Dining Room

12'6 x 11'11 (3.81m x 3.63m)

Situated to the rear of the home with double doors to conservatory.

## Conservatory

8'6 x 9'2 (2.59m x 2.79m)

Upvc double glazed with door to side/rear.

## Kitchen

14' x 5'10 (4.27m x 1.78m)

Upvc double glazed window to rear, fitted with wall base and drawer units, sink unit, four ring hob with extractor over and oven. Door to garden room.

## Garden Room

12'10 x 12'11 (3.91m x 3.94m)

A good sized room which is versatile, with french doors leading out onto the pleasing rear garden, fitted store cupboards and access door to the front of the property.

## Downstairs Cloaks

Upvc double glazed obscure window to side, w.c and wash hand basin.

## First Floor Landing

Upvc double glazed window to side,

## Bedroom One

12'6 x 11'11 (3.81m x 3.63m)

Upvc double glazed window to rear and double fitted wardrobes.

## Bedroom Two

11'1 x 8'9 (3.38m x 2.67m)

Upvc double glazed window to front

## Bedroom Three

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

Upvc double glazed window to front

## Bathroom

Upvc double glazed window to side, panelled bath, low level w.c and wash hand basin

## Externally

To the front there is off street parking on the driveway, access to garage and gated access to the rear.

To the rear is a large generous enclosed garden of which is laid to lawn and patio area.

## Tenure

Freehold

## Property Details

Local Authority: Darlington

Council Tax Band: B

Annual Price: £1,845

Conservation Area No

Flood Risk Very low

Floor Area 893 ft 2 / 83 m 2

Plot size 0.09 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

7 Mbps

Superfast

80 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability

BT

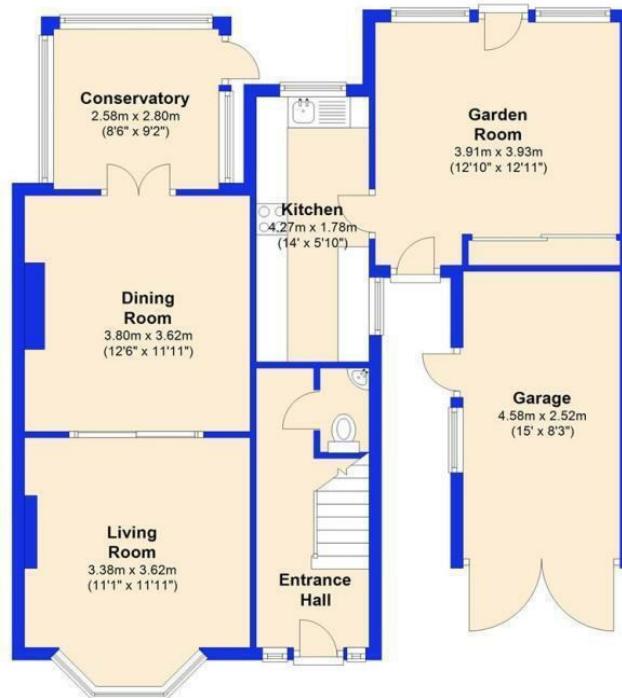
Sky

Virgin

## 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.

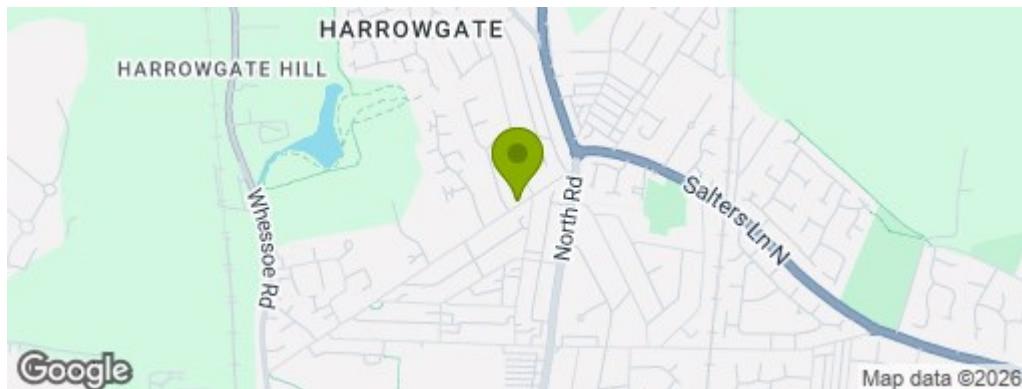
### Ground Floor



### First Floor



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Plan produced using PlanUp.



### Property Information

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