



## North Rise

Darlington DL3 0LU

Asking Price £135,000







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# North Rise

Darlington DL3 0LU



- Three Bedroom Semi-Detached Property
- Council Tax Band B
- Must Be Seen Internally

- Ideal Family Home in Quiet Cul-De-Sac
- Epc Rating D

- Garden to Rear
- Offered With No Chain

A stunning three bedroom semi-detached house situated in a cul-de-sac location in the ever popular Harrowgate Hill. The property is offered to the market with excellent sized living accommodation and a splendid garden room to rear.

In brief the accommodation comprises of Hall, Lounge, Dining Room, Kitchen, Garden/Sun Room, First Floor Three Bedrooms, Bathroom and Gardens.

## Entrance Hall

Entrance door to the side, staircase to first floor landing, under stairs storage.

## Lounge

13'9 x 10'1 (4.19m x 3.07m)

Upvc double glazed bow window to front and radiator.

## Dining Room

13'8 x 11'6 (4.17m x 3.51m)

Upvc double glazed window to side, under stairs storage and radiator.

## Sun Room/Garden Room

10'9 x 9'10 (3.28m x 3.00m)

Upvc double glazing and radiator.

## Kitchen

14' x 6' (4.27m x 1.83m)

Upvc double glazed window to side, fitted with a range of wall, base and drawer units, contrasting work surfaces and ceramic sink with mixer tap. Electric hob and oven with extractor over, integrated fridge/freezer and space for a washing machine. Vinyl flooring, spotlights to ceiling and French doors to rear.

## First Floor

Landing with access to the loft.

## Bedroom 1

13'7 x 10'1 (4.14m x 3.07m)

Upvc double glazed bow window to front and radiator.

## Bedroom 2

13'7 x 6' (4.14m x 1.83m)

Upvc double glazed window to rear and radiator.

## Bedroom 3

10'3 x 8'4 max (3.12m x 2.54m max)

Upvc double glazed window to rear and radiator.

## Bathroom

Upvc double glazed obscure window to side, fitted P-shaped bath with shower over and screen, low level wc, wash hand basin in vanity, part tiled walls, laminate floor and radiator.

## Externally

To the front of the property is an enclosed gated forecourt with gravel.

To the rear the garden is laid to lawn with separate patio area.

## Property Information

Local Authority

Darlington

Council Tax

Band:

B

Annual Price:

£1,757

Conservation Area

No

Flood Risk

No Risk

Floor Area

947 ft 2 / 88 m 2

Plot size

0.03 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

2 Mbps

Superfast

80 Mbps

Ultrafast

9000 Mbps

Satellite / Fibre TV Availability

BT

Sky

## Tenure

Freehold

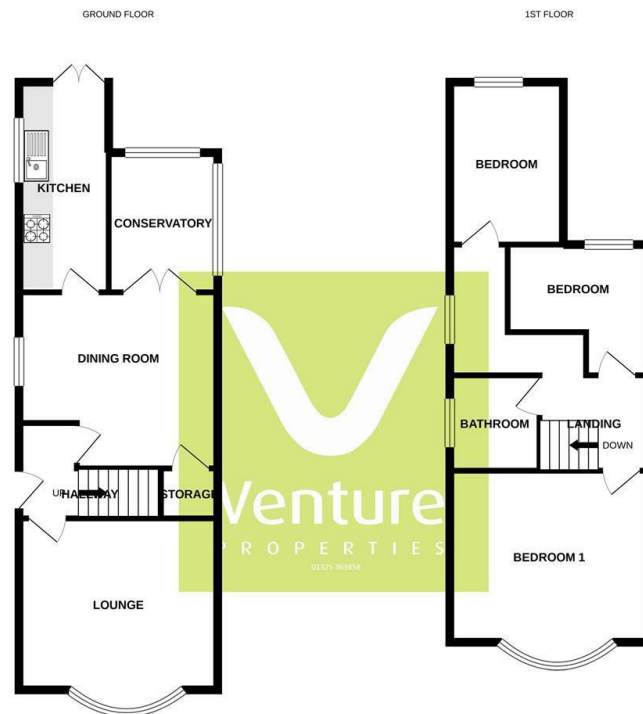
## Note

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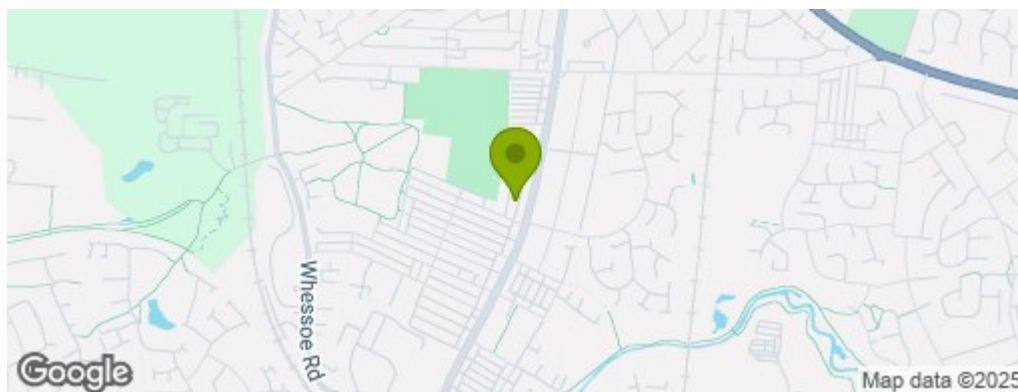
## Disclaimer

\*Please note that the photographs used for this Brochure are prior to previous tenancy.

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, corridors, 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.  
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## Property Information

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