



Middleham Road

Darlington DL1 3DJ

£147,000





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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- Semi Detached
- Harrowgate Hill Location

- Three Bedrooms
- Council Tax Band B

- Taylor Wimpey Part Ex
- EPC Rating E

Taylor Wimpey Part Exchange Property.

This well presented three bedroom semi detached property comes to the market with no onward chain and is located in the popular Harrowgate Hill area of Darlington within easy reach of schools, local retail parks and access in and out of Darlington. We are marketing this property on behalf of Taylor Wimpey under their Part Exchange Scheme.

Viewing is recommended.

Entrance Hallway

Upvc door to the front, radiator, staircase to the first floor with under stairs storage.

Lounge

14'11 x 14'3 (4.55m x 4.34m)

Upvc double glazed bay window to the front, feature fireplace with marble back and hearth, coving to ceiling and radiator.

Dining Room

11'8 x 10'2 (3.56m x 3.10m)

Upvc double glazed window to the rear, storage cupboard, radiator and laminate flooring.

Kitchen

10'1 x 9'1 (3.07m x 2.77m)

Upvc double glazed window to the rear and window to the side, fitted with a range of wood wall, base and drawer units, contrasting work surfaces, part tiled walls, stainless steel sink unit with mixer tap, space for washing machine, space for fridge/freezer, laminate flooring and door to the side.

Bathroom

Fitted with a suite comprising panelled bath with shower over, low level wc, wash hand basin, vinyl flooring.

First Floor

Landing.

Bedroom 1

17'9 x 10'11 (5.41m x 3.33m)

Two upvc double glazed windows to the front and radiator.

Bedroom 2

12'1 x 8'9 (3.68m x 2.67m)

Upvc double glazed window to the rear and radiator.

Bedroom 3

8'5 x 8'4 (2.57m x 2.54m)

Upvc double glazed window to the rear and radiator.

Externally

The property has a garden to the front. Side access into the rear garden which is paved with borders.

Council Tax

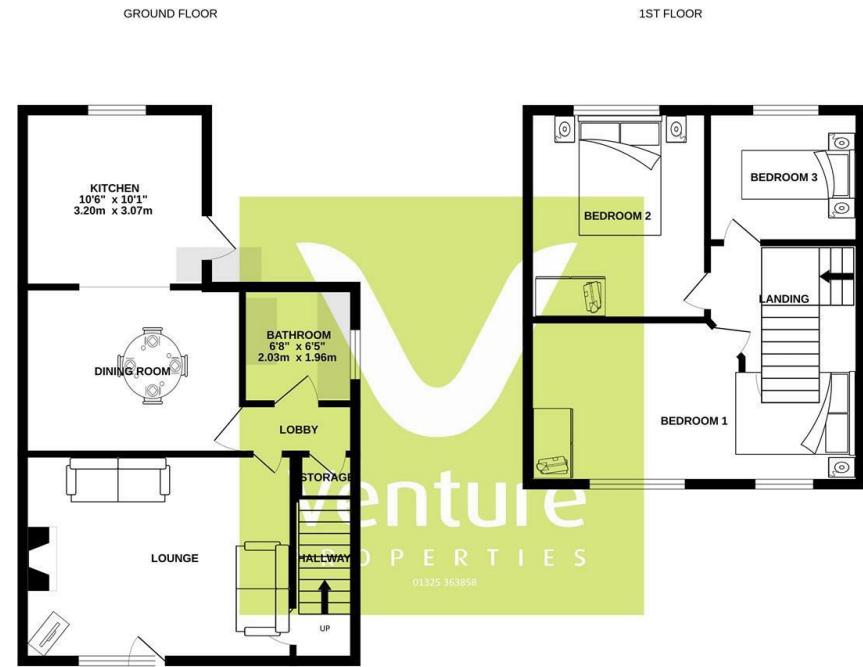
Band B

Tenure

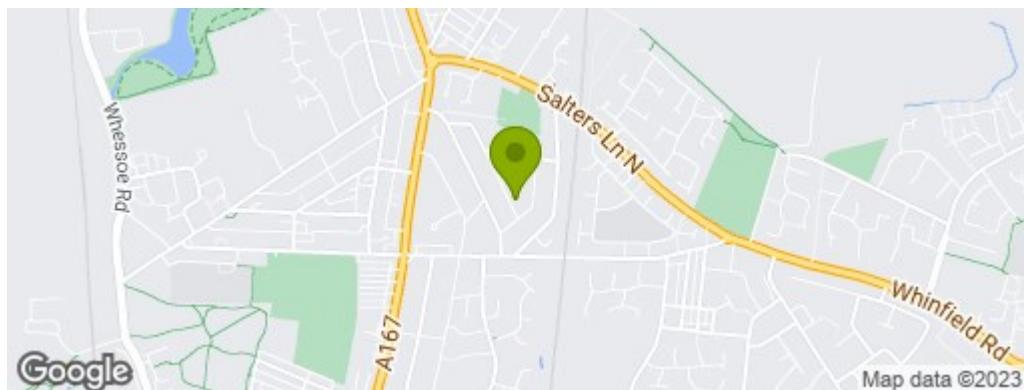
This property is freehold

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



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 indicative 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 operating or efficiency can be given.
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