Ann Cordey
ESTATE AGENTS

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# 72 LANSDOWNE STREET, DARLINGTON, DL3 0NJ

## Offers In The Region Of £70,000

Situated in the Harrowgate Hill area of Darlington.
We offer for sale an appealing TWO BEDROOMED mid-terraced residence. Being fully double glazed and with Gas Central Heating ,the property is in ready to move into order and is neutrally decorated.





The accommodation is light and bright throughout , having a welcoming reception room and good size kitchen/diner with an ample range of units and integrated appliances there is a useful utility area and with a convenient addition of a ground floor cloaks.wc

To the first floor, there are two generous bedrooms and a modern bathroom/wc. Externally the courtyard to the rear is paved. nThe courtyard allows for a great deal of the summer sunshine. A single gate allows access to the rear service lane.

Harrogate Hill is a hugely popular area with a host of shops and amenities on hand , there are several schools close bus and regular bus services with excellent transport links to the A1M.

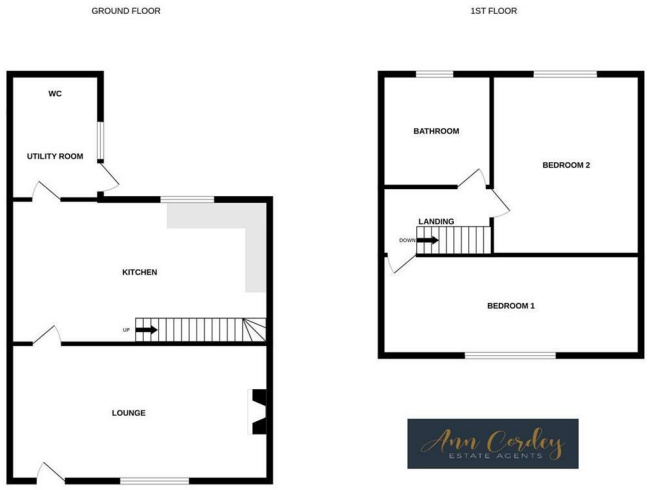
TENURE: FREEHOLD
COUNCIL TAX : A

**LOUNGE**
**11'5" x 11'3" (3.48m x 3.43m)**

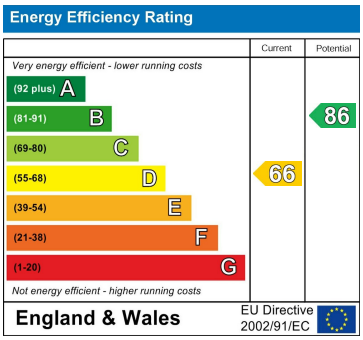
**KITCHEN/DINER**
**11'8" x 11'8" (3.56m x 3.56m)**

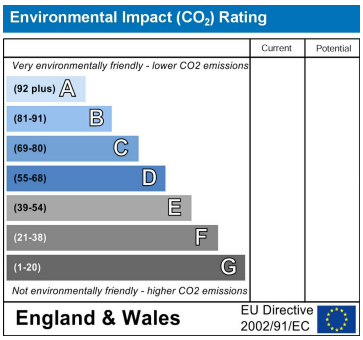
**BEDROOM ONE**
**11'5" x 11'5" (3.48m x 3.48m)**

**BEDROOM TWO**
**11'8" x 7'1" (3.56m x 2.16m)**




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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The Property Ombudsman