



12 PRINCESS ROAD, DARLINGTON, DL3 0AY

Offers In The Region Of £139,950

We are delighted to offer for sale this attractive Three Bedroom Semi-Detached Residence which would benefit from an internal refurbishment programme. Situated in the ever popular Harrowgate Hill area of Darlington, available with no onward chain. Conveniently situated to a variety of local shops, amenities and excellent schooling. This delightful property boasts great potential and would appeal to a variety of purchasers.

Warmed by gas central heating and with the benefit of double glazing the accommodation on offer briefly comprises of: Reception Hallway leading to the Lounge/Diner with double glazed windows to the front, side and rear aspect, Kitchen partially tiled and fitted with wall, floor and drawer units, work preparation surfaces and sink unit.

To the first floor, the landing area has a double glazed window to the side aspect and provides access to the attic space. Bedroom One and Bedroom Three are to the front aspect and Bedroom Two is to the rear. In addition, the family Bathroom/WC is fitted with a turquoise suite comprising: bath, WC and handbasin with partially tiled surrounds.

Externally, the front garden is open plan providing off street parking and is mainly laid to lawn with established borders with a variety of plants and shrubs, there is also a garage with up and over door.



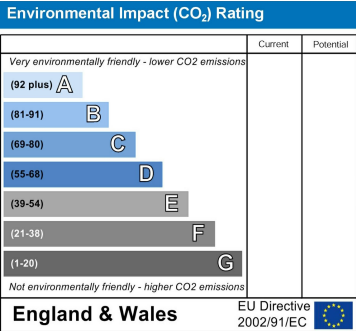
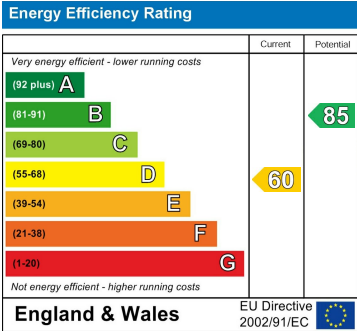
LOUNGE/DINER
24'8" x 14'4" (7.52m x 4.37m)

KITCHEN
10'5" x 6'5" (3.18m x 1.98m)

BEDROOM ONE
15'10" x 8'3" (4.83m x 2.54m)

BEDROOM TWO
9'1" x 8'5" (2.77m x 2.57m)

BEDROOM THREE
6'0" x 11'6" (1.85m x 3.53m)



YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.

