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247 HAUGHTON ROAD, DARLINGTON, DL1 2LD

Offers In The Region Of £149,950

Available with no onward chain and in ready to move into order this THREE BEDROOMED semi detached property has lots of appeal. The convenient location being one, within walking distance of the town centre and on a regular bus route and having great access to the road links of the A66 towards Teesside and the A1M, both north and south.

The property itself offers good sized accommodation with a fixed staircase to the boarded out attic area





The property has been a succesful long term let after being the vendors former home and has been well maintained. There are two good sized reception rooms and the a refitted kitchen. To the first floor there are two double bedrooms and a third, single bedroom all serviced by a bathroom with a white suite.

The front of the property is enclosed by a brick built wall enclosing a lawned area, there is a shred driveway for access to the rear garden which is of a very good size and comprises of a paved patio area and lawn.

The local area has a range of independent shops close by , along with schools and Darlington College. There is also a gym within walking distance. The property is available with no onward chain and is warmed by gas central heating and is fully double glazed.

TENURE: Freehold
COUNCIL TAX: B

RECEPTION HALLWAY
A UPVC door opens into the entrance hallway which has the staircase to the first floor and access to the lounge, dining room and kitchen.

LOUNGE
14'1" x 13'2" (4.30 x 4.03)
A pleasant room with a walk in bay window to the front aspect and a feature fireplace.

DINING ROOM
12'6" x 11'6" (3.83 x 3.52)
A second reception room this time with a window overlooking the rear aspect and storage shelves to each alcove and fireplace to the chimney breast.

KITCHEN
10'1" x 6'11" (3.08 x 2.11)
Fitted galley style with a range of cabinets.

FIRST FLOOR

LANDING
The landing leads to all three bedrooms and to the bathroom/WC. There is a fixed wooden staircase/ladder which accesses the boarded out attic area.

BEDROOM
11'9" x 11'5" (3.59 x 3.50)
A good sized double bedroom overlooking the rear aspect.

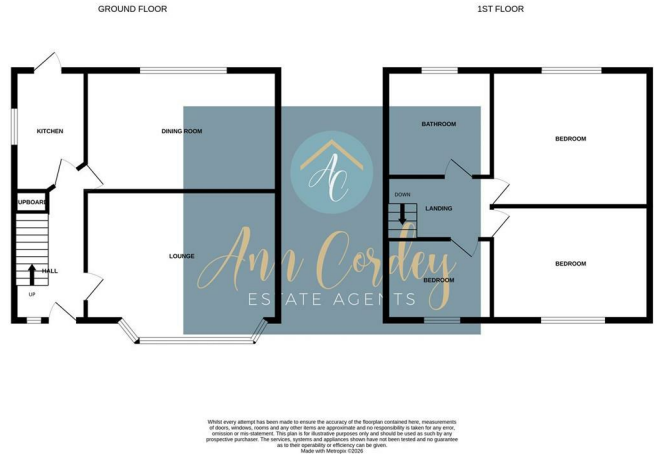
BEDROOM
11'6" x 11'3" (3.51 x 3.43)
A second double bedroom this time overlooking the front aspect.

BEDROOM
8'2" x 8'0" (2.50 x 2.45)
The third bedroom is a good size single room and overlooks the front aspect.

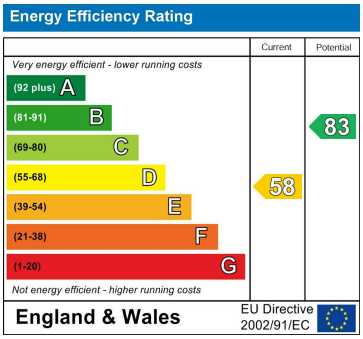
BATHROOM/WC
Comprisising of a white suite with panelled bath, WC and handbasin.

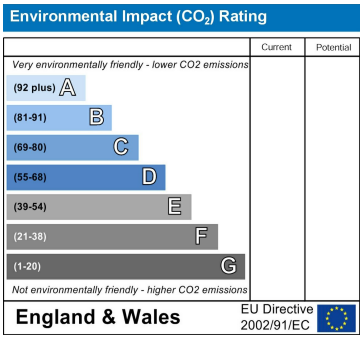
EXTERNALLY
The front garden is enclosed by a brick built wall with a lawned area, the paved driveway is shared and is of a good enough size to allow large commercial vehicles to pass through and access the rear garden. The rear garden is very generous with a paved patio area and lawn. The space on offer could easily accommodate a garage, workshop or purpose built outbuilding (subject to the required and approved planning permissions).

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The Property Ombudsman