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ESTATE AGENTS

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2 HENRY STREET, DARLINGTON, DL1 2HG

Offers In The Region Of £109,950

A fine example of a property of it's type available on the market today, an ideal purchase for a first time buyer looking for an affordable and spacious family home or for a landlord looking secure a prime property with high demand in the current rental market.

The generous accommodation comprises of a hallway, two reception rooms, and a ground floor kitchen and bathroom extension. To the first floor there are three bedrooms which are serviced by a





The location within the Harrowgate Hill of Darlington is very convenient for schools, local independent shops and majot super market chains and a retail park. There are regular bus services and excellent transport links towards the town centre and the A1M both North and South.

The property is in ready to move into condition having been re-decorated and re-carpeted and with white good being included in the sale. Fully double glazed and warmed by gas central heating via a Worcester boiler.

TENURE: Freehold
COUNCIL TAX: A

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

LOUNGE
12'2" x 11'9" (3.73 x 3.59)
The first of two reception rooms with a window to the front aspect.

DINING ROOM
12'3" x 11'8" (3.74 x 3.58)
A spacious room with French doors opening to the rear yard, a large walk in understairs cupboard provides useful storage and a door leads through to kitchen extension.

KITCHEN
9'11" x 6'9" (3.04 x 2.06)
Fitted galley style with a range of white gloss cabinets with black complementing worksurfaces. The integrated appliances include an electric oven and gas hob and there is a freestanding fridge freezer included. The room has a window to the side and a door to the rear hallway.

BATHROOM/WC
Comprising of a white suite to include panelled bath, pedestal handbasin and WC. The room has window to the side and finished with upvc wall panelling.

REAR HALLWAY
With a fitted worksurface and washing machine. The wall mounted 'Worcester' central heating boiler is situated here and there is a door to the yard and a door the ground floor bathroom.

FIRST FLOOR

LANDING
The landing has the original balustrade and a window to the rear providing natural light. It leads to all three bedrooms and to the shower room/WC.

BEDROOM
9'5" x 11'9" (2.88 x 3.60)
A double bedroom overlooking the front aspect.

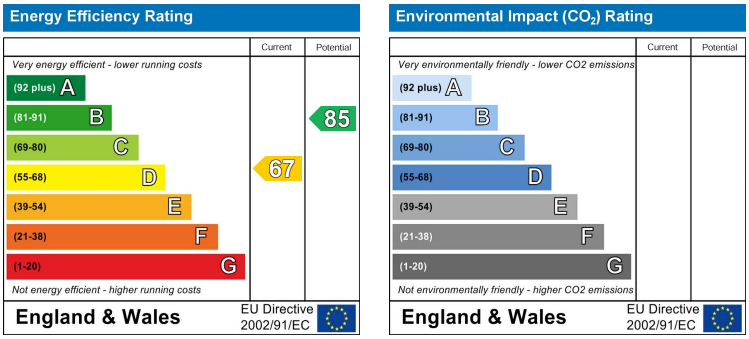
BEDROOM
8'8" x 11'9" (2.66 x 3.60)
A seond double bedroom, this time being dual aspect, overlooking the rear and side aspect.

BEDROOM
7'2" x 8'11" (2.19 x 2.72)
A single bedroom with a window to the front aspect.

SHOWER ROOM/WC
A convenient addition to the home, with shower cubicle with mains fed shower, pedestal handbasin and WC. The room has been finished with easy to maintain UPVC wall panelling.

EXTERNALLY
The rear courtyard is enclosed and paved with a single gate for access to the service lane.





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

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The Property Ombudsman