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ESTATE AGENTS

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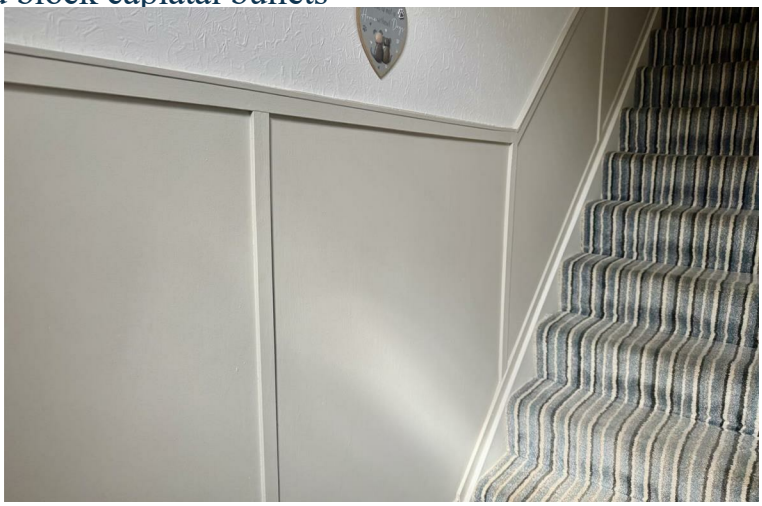
36 LEAFIELD ROAD, DARLINGTON, DL1 5DF

Offers In The Region Of £110,000

Beautifully presented and upgraded three bedroom mid terraced, ideally placed for first time buyers or investors, situated in the popular south park area of Darlington. comprising; Hallway, Lounge, Kitchen/Diner to the rear, to the first floor there are three bedrooms and bathroom/wc,

Include a paragpah about the area using your own research, and do rightmove short summary as well as long paragraph and block capiatal bullets





BEAUTIFULLY PRESENTED THREE BEDROOM MID TERRACED POPULAR SOUTH PARK LOCATION IDEAL FIRST TIME BUYER OR INVESTMENT PURCHASE UPGRADED THROUGHOUT

We have pleasure in offering for sale this beautifully presented and upgraded three bedroom mid terraced property, ideally situated within the popular South Park area of Darlington.

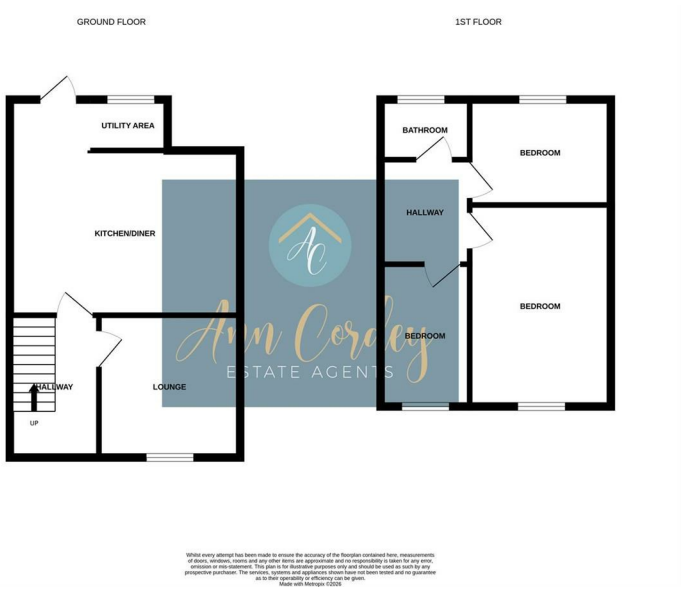
The property provides well-presented accommodation arranged over two floors and would make an excellent purchase for a first time buyer, family or investor. Internally, the accommodation briefly comprises an entrance hallway with staircase leading to the first floor, a comfortable lounge and a kitchen/diner positioned to the rear of the property.

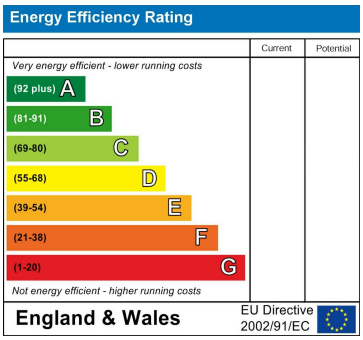
To the first floor there are three bedrooms together with a bathroom/W.C., providing practical accommodation for modern family living.

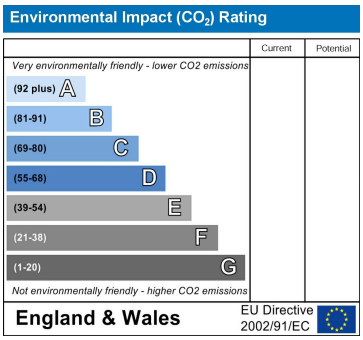
The property is situated in a popular residential location, with a range of everyday amenities available nearby. South Park itself is a major attraction, being a Grade II registered historic park and one of Darlington's most popular green spaces. The park provides attractive landscaped areas together with a lake, play areas, skate park, multi-use games area, bowling green, café and aviary, making it an excellent facility for both families and those looking to enjoy outdoor space.

Leafield Road is also conveniently positioned for access into Darlington town centre, while Darlington railway station is within easy reach, making the location particularly appealing to commuters. Local schools and amenities are also readily accessible, with several primary schools located within approximately a mile of the property.

This is a property which needs to be viewed internally to fully appreciate the presentation, improvements and convenient position it offers. Early viewing is strongly recommended.







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.





NAEA National Association of Estate Agents

The Property Ombudsman