



119 LEYBURN ROAD, DARLINGTON, DL1 2ES

Offers In The Region Of £125,000

We are delighted to offer for sale this immaculately presented and tastefully decorated Two Bedrooomed Semi-Detached Residence, situated in the popular Harrowgate Hill area of Darlington, close to local amenities and transport routes.

Priced competitively, and boasting generous rear garden, ground floor w/c, and garage, the accommodation is warmed by Gas Central Heating, with the benefit of Double Glazing, and early viewing is recommended.

Briefly, the well presented accommodation comprises: Entrance Hallway with staircase to the first floor, Lounge with feature fireplace, Kitchen/Diner to the rear leading into a small extension which houses the ground floor w/c.



LOUNGE

14'11 x 13'08 (4.55m x 4.17m)

KITCHEN

14'11 x 12'04 (4.55m x 3.76m)

BEDROOM ONE

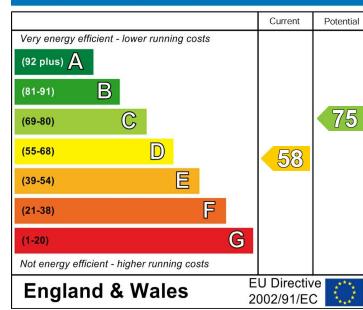
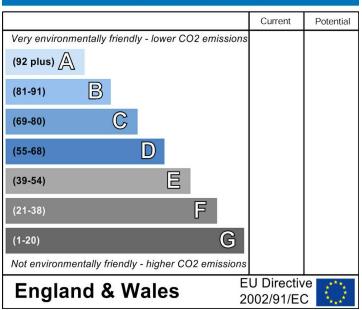
14'11 x 11'06 (4.55m x 3.51m)

BEDROOM TWO

12'01 x 10'03 (3.68m x 3.12m)

SHOWER ROOM

6'8 x 5'00 (2.03m x 1.52m)

Energy Efficiency Rating**Environmental Impact (CO₂) Rating**

GROUND FLOOR

1ST FLOOR



Whilst every precaution 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 inaccuracy. Prospective buyers are advised to make their own measurements and to have the property viewed by a qualified surveyor. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or age. No guarantee is given as to the location of services or drains.

Made with Metrix 2025

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.

