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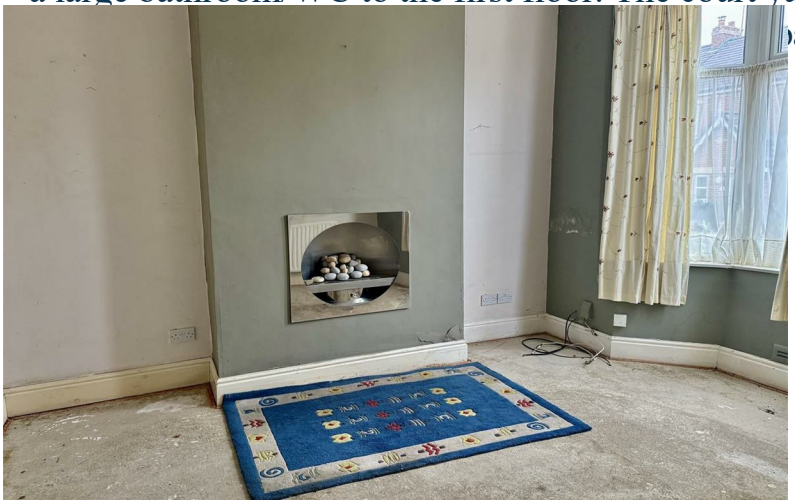


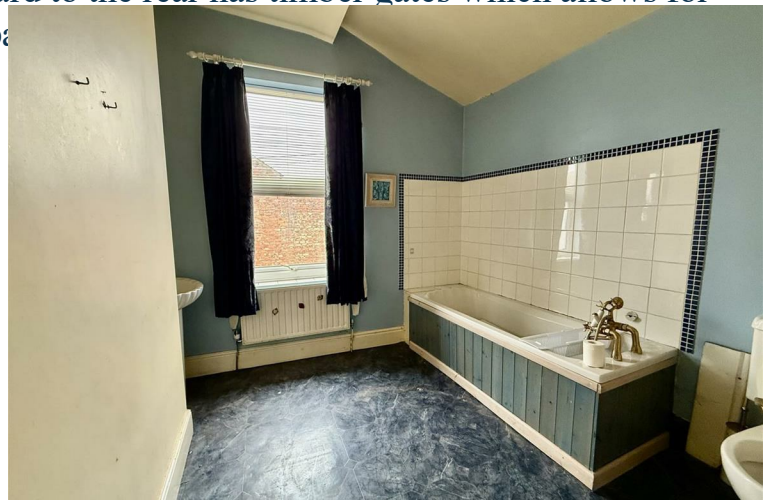
15 LARCHFIELD STREET, DARLINGTON, DL3 7TF

Offers In The Region Of £129,950

Conveniently situated with Darlington's town centre this THREE BEDROOMED mid terrace residence offers the potential to upgrade and improve the generous space on offer. The property is available with no onward chain.

There are two reception rooms and a kitchen extension to the ground floor and three bedrooms and a large bathroom/WC to the first floor. The court yard to the rear has timber gates which allows for





Warmed by gas central heating and double glazed there is further work to be done which offers the exciting prospect of being able to put your own stamp on the home. The town centre is within walking distance along with access to the bus routes and also road transport links.

TENURE: Freehold
COUNCIL TAX: A

ENTRANCE VESTIBULE
UPVC entrance door opens into the vestibule which has a door opening into the reception hallway.

RECEPTION HALLWAY
With the original balustrade staircase leading to the first floor and access to the lounge, dining room and kitchen.

LOUNGE
14'9" x 13'0" (4.52 x 3.97)
The first of two good sized reception rooms with a walk in bay window to the front aspect.

DINING ROOM
13'1" x 10'10" (3.99 x 3.31)
A second good sized reception room this time overlooking the rear aspect.

KITCHEN
11'9" x 9'8" (3.60 x 2.96)
With wall, floor and drawer cabinets and stainless steel sink unit. The Worcester central heating boiler is positioned here and the room has a window and a door to the side.

FIRST FLOOR

LANDING
The landing leads to the all three bedrooms and to the bathroom/WC.

BEDROOM
13'6" x 8'10" (4.14 x 2.70)
A generous double bedroom with a window to the front aspect and a built in cupboard to the alcove.

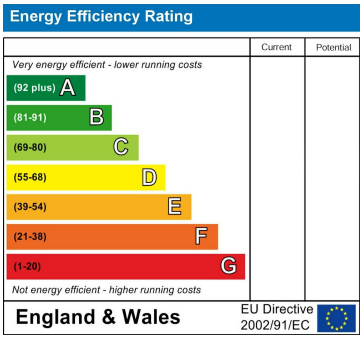
BEDROOM
13'2" x 10'9" (4.02 x 3.30)
A second double bedroom this time overlooking the rear.

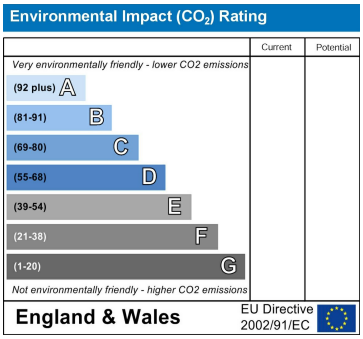
BEDROOM
10'1" x 6'6" (3.09 x 2.0)
A single bedroom overlooking the front aspect.

BATHROOM/WC
9'7" x 9'4" (2.94 x 2.86)
A generous bathroom with panelled bath, pedestal handbasin and WC the room has a window to the rear.

EXTERNALLY
Enclosed forecourt and enclosed rear yard with double timber gates 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.

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