



**** IDEAL FIRST TIME BUY or INVESTMENT OPPORTUNITY ****

**** SPACIOUS MID TERRACE ** ** TWO RECEPTION, TWO DOUBLE BEDROOMS ****

IDEAL INVESTMENT OPPORTUNITY for this well appointed two bedroom mid terraced property located within walking distance of the town centre.

The spacious, yet manageable accommodation has been well cared but, also has huge potential. The kitchen and bathroom facilities are in good order and there is a useful ground floor utility/store.

GROUND FLOOR

An entrance vestibule leading to a light and airy hallway with stairs to the first floor. A lounge located to the front with a feature fireplace and excellent sized dining room with open aspect to the kitchen, ideal for entertaining family and friends. The dining room also has access to the rear yard along with a useful under stairs storage cupboard. The kitchen is considered a good size providing a range of wall and base units with laminate work surfaces incorporating a stainless steel sink unit with spring neck mixer tap, cooker point and access to a useful utility/store which houses the Baxi 800 combi boiler.

FIRST FLOOR

A landing opens to two double bedrooms, the second also a double features a built-in wardrobe and there is a modern bathroom with white suite comprising panelled bath with overhead shower, wash hand basin and w.c.

EXTERNALLY

There is an enclosed yard to the rear.

Please Note: This is a freehold property. Council tax band A

Easson Road, Darlington, DL3 6BA

ENTRANCE VESTIBULE

HALLWAY

LOUNGE

10'6x11'3 (3.20mx3.43m)

DINING ROOM

14'6x11' (4.42mx3.35m)

KITCHEN

6'8x14' (2.03mx4.27m)

UTILITY/STORE

12'6x6'4 (3.81mx1.93m)

FIRST FLOOR LANDING

BEDROOM

14'6x11'3 (4.42mx3.43m)

BEDROOM

9'1x10'8 (2.77mx3.25m)

BATHROOM/W.C.

FRONT EXTERNAL

REAR YARD



Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

Easson Road
 Approximate Gross Internal Area
 938 sq ft - 87 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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