



**\*\* BEAUTIFULLY PRESENTED TWO BED TERRACE \*\*\* SPACIOUS ACCOMMODATION \*\***  
**\*\* IDEAL FIRST TIME BUY or INVESTMENT OPPORTUNITY \*\* NO ONWARD CHAIN \*\***  
**\*\* POPULAR HARROWGATE HILL AREA \*\***

We have no hesitation in recommending an internal viewing to fully appreciate this well cared for and maintained two bedroom property located within easy reach of local shops, amenities and schooling.

The home is in excellent decorative throughout, benefits from uPVC double glazing and gas central heating via a Worcester combi boiler. There is spacious, yet manageable, accommodation which will appeal and suit the needs of a variety of buyers.

#### GROUND FLOOR

A useful entrance vestibule leading to an excellent sized lounge, perfect for entertaining family and friends. There is an attractive traditional brick fireplace, open archway with stairs to the first floor and pleasant open archway to a useful under stairs storage area. The lounge runs through to a well appointed kitchen providing a good range of wall and base units with laminate work surfaces incorporating a sink unit with mixer tap, gas cooker point and useful utility area with plumbing for an automatic washing machine and space for a fridge/freezer.

#### FIRST FLOOR

A hatch allowing loft access, two well appointed bedrooms, the master of particular size and a bathroom with well equipped white suite comprising panelled bath with overhead shower, wash hand basin, w.c. and cupboard housing the Worcester combi boiler.

#### EXTERNALLY

A pleasant enclosed yard to the rear with an outside water tap and store.

**Locomotive Street, Darlington, DL1 2QF**  
**2 Bed - House - Terraced**  
**Offers In The Region Of £75,000**

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**ENTRANCE VESTIBULE**

**LOUNGE**

15'8x12'8 max (4.78mx3.86m max)

**KITCHEN**

9'5x7'3 (2.87mx2.21m)

**UTILITY AREA**

6'1x3' (1.85mx0.91m)

**FIRST FLOOR LANDING**

**BEDROOM**

8'7x12'2 (2.62mx3.71m)

into wardrobe space 16'3

**BEDROOM**

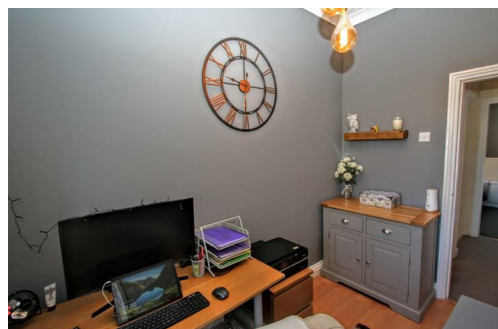
6'x9'6 (1.83mx2.90m)

**BATHROOM/W.C.**

9'3x7'4 (2.82mx2.24m)

**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.

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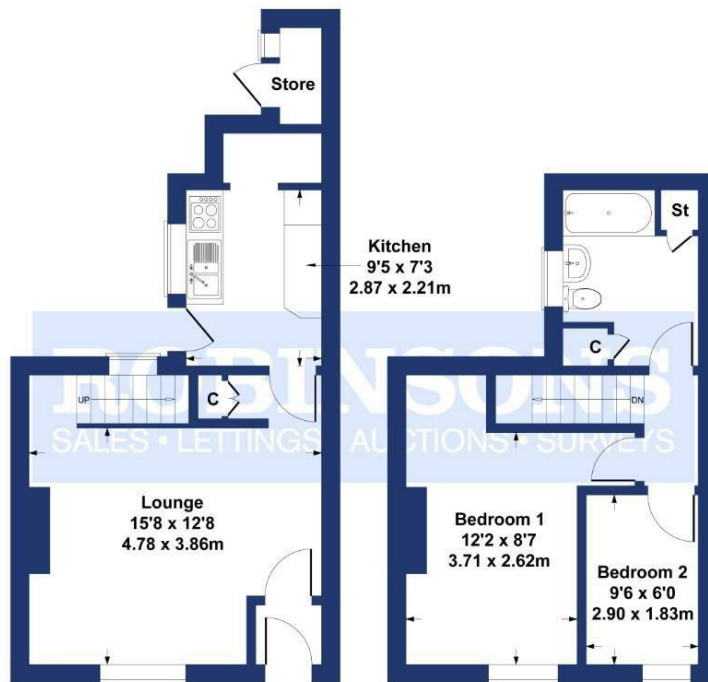
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Locomotive Street

Approximate Gross Internal Area  
659 sq ft - 61 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.

Produced by Potterplans Ltd. 2021

Energy Efficiency Rating	
Current	Potential
<small>Your energy efficient - lower running costs</small> <small>Not energy efficient - higher running costs</small>	
<small>England &amp; Wales</small>	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
<small>Very environmentally friendly - lower CO2 emissions</small> <small>Not environmentally friendly - higher CO2 emissions</small>	
<small>England &amp; Wales</small>	

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