



**** PRICED TO SELL ****

**** SIZEABLE FAMILY HOME *** LUXURIOUS KITCHEN AND BATHROOM *** OPEN PLAN FAMILY ROOM **
** SUMPTUOUS INTERIOR DESIGN ****

We anticipate demand to be high for this deceptively spacious and truly impressive three bedroom property located in the ever popular Harrowgate Hill area of Darlington which lies within easy reach of local shops, amenities and schooling.

It has been significantly improved with sumptuous interior design throughout spacious, versatile rooms with high ceilings which will certainly suit the needs of a variety of buyers including a growing family. The generous REAR GARDEN is perfect for those warmer months and also has an up and over garage door allowing OFF STREET PARKING. There is an useful attic room with two Velux windows, perfect for storage and a stunning open plan family room through to the kitchen/diner, perfect to maximise on family time.

GROUND FLOOR

An entrance vestibule with uPVC double glazed front door, part glazed stained glass door leading to the hallway, principal reception room situated to the front with a traditional fireplace and bay style window flooding the room with natural light. To the heart of the residence is a family room/separate dining room, perfect for entertaining with an angle nook style fireplace, traditional fitted storage cupboard, vertical central heating radiator and pleasant open aspect through to a stunning kitchen which has been refurbished providing an excellent range of modern units with laminate work surfaces incorporating a stainless steel sink unit with mixer tap, space for a range cooker, vertical central heating radiator and a wall mounted combi boiler. From the kitchen leads through to a useful ground floor utility/w.c. with a white wash hand basin and low level w.c.

**Thompson Street West, Darlington, DL3
0HH
3 Bed - House - Mid Terrace**

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FIRST FLOOR

A light and airy landing opens to three bedrooms, the master of particular size located to the front also featuring a traditional fireplace. The first floor also has a stunning bathroom with refurbished white suite comprising of panelled bath with overhead shower, wash hand basin and w.c. From the first floor landing there is a fitted staircase to the second floor attic, perfect for storage which has been boarded, carpeted with lighting, power and two Velux windows.

EXTERNALLY

A pleasant forecourt to the front and enclosed garden to the rear. The rear garden has been well cared for and laid to lawn with a decking area, ideal for warmer months. There is an up and over door allowing off street parking.

ENTRANCE VESTIBULE

HALLWAY

LOUNGE

12'2x12'9 plus bay (3.71mx3.89m plus bay)

FAMILY ROOM

12'6x12'9 (3.81mx3.89m)

KITCHEN/DINER

16'1x9'3 (4.90mx2.82m)

UTILITY ROOM/W.C.

6'2x5'2 (1.88mx1.57m)

FIRST FLOOR LANDING

BEDROOM

16'2x12'9 (4.93mx3.89m)

BEDROOM

9'7x10'1 (2.92mx3.07m)

BEDROOM

9'4x7'10 (2.84mx2.39m)

BATHROOM/W.C.

ATTIC ROOM

14'9x12'5 plus eaves (4.50mx3.78m plus eaves)

FRONT EXTERNAL

REAR GARDEN



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.

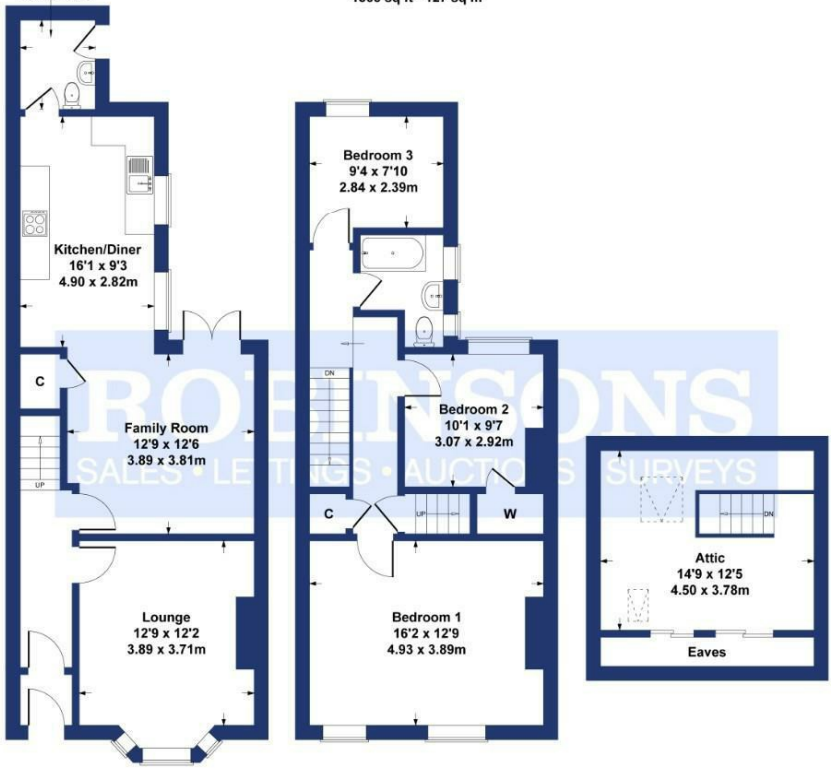
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- Dedicated Property Manager

Thompson Street West

Approximate Gross Internal Area
1363 sq ft - 127 sq m

Utility/WC
6'2 x 5'2
1.88 x 1.57m



GROUND FLOOR

FIRST FLOOR

SECOND 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
74	74

Environmental Impact (CO ₂) Rating	
Current	Potential
A	A

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