



** STUNNING FAMILY HOME *** OVERLOOKING THE DENE *** VIEWINGS HIGHLY RECOMMENDED **
** IDEAL FIRST TIME BUY/GROWING FAMILY *** NO ONWARD CHAIN **

We are delighted to bring to the market this spacious and beautifully appointed property located in the ever popular Denes area of Darlington which lies within walking distance of the town centre, Memorial hospital and Cockerton village.

The home has been extremely well cared for and improved by the present owner with sumptuous interior design throughout and retaining some period features including high ceilings, sash windows and exposed wood flooring. With viewings highly recommended to appreciate what this home has to offer.

There is gas central heating via a combi boiler (newly installed 2017), external front and back doors have also been refitted 2021. The lounge has a multi fuel stove, perfect for those cosy nights in whilst the kitchen/diner is perfect for entertaining family and friends with a gas range cooker and Belfast sink unit.

GROUND FLOOR

A light and airy hallway giving an excellent first impression with open spindle balustrade leading to the first floor, traditional central heating radiator and useful under stairs storage cupboard. The lounge located to the front is considered a good size with two sash style windows, one of which a bay flooding the room with natural light and a feature fireplace with multi fuel stove. The farmhouse style kitchen/diner with impressive open brickwork is perfect to maximise on family time with a good range of units, gas range cooker with chrome chimney style cooker hood, Belfast sink unit, inset lighting, traditional fitted storage cupboards and a utility area with plumbing for an automatic washing machine and wall mounted combi boiler and uPVC double glazed door leading to the rear yard.

Harding Terrace, Darlington, DL3 6HG
3 Bed - House - End Terrace
Offers In The Region Of £150,000

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FIRST FLOOR

A hatch allowing loft access, three well appointed bedrooms, two doubles and a single all with traditional exposed wood flooring and in good decorative order complimented by the stunning bathroom with three piece white suite comprising of a panelled bath with overhead shower, wash hand basin, w.c. and heated towel rail. The uPVC window was also refitted 2021.



EXTERNALLY

A pleasant forecourt to the front and enclosed yard to rear which has been well cared for and is a perfect place to relax and unwind during those warmer months. It is paved with a decking area and has pedestrian side access.



ENTRANCE HALLWAY

LOUNGE

14'7x12'2 max (4.45mx3.71m max)

KITCHEN

18'6x13'2 max (5.64mx4.01m max)

UTILITY AREA

FIRST FLOOR LANDING

BEDROOM

14'3x11' max (4.34mx3.35m max)

BEDROOM

13'1x12'5 (3.99mx3.78m)

BEDROOM

8'6x6'9 (2.59mx2.06m)

BATHROOM/W.C.

FRONT EXTERNAL

REAR YARD



Every care has been taken with the preparation of these particular, 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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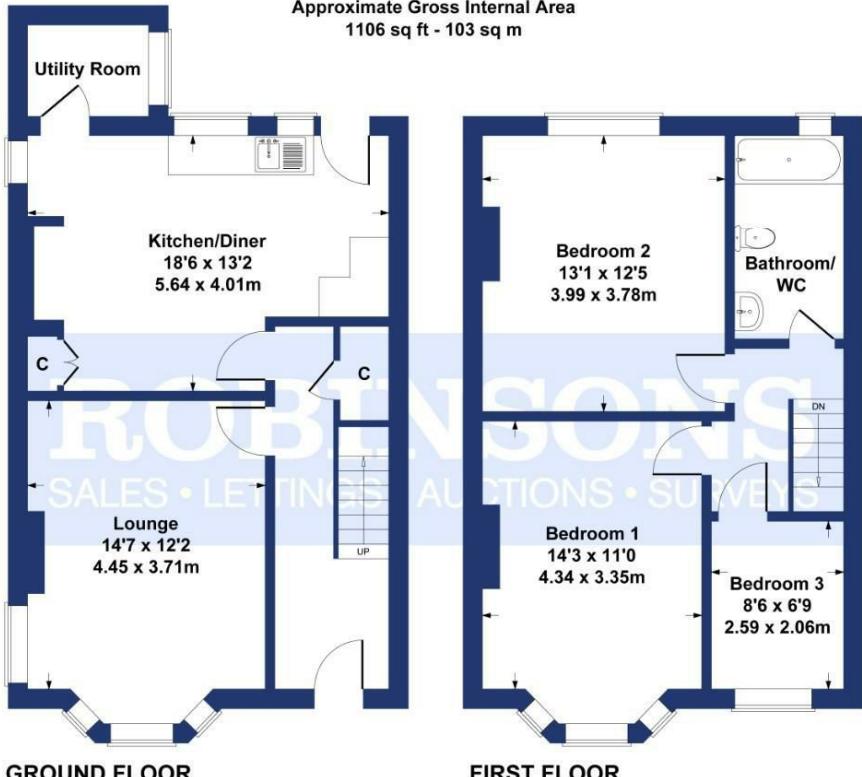
Strategic Marketing Plan

Dedicated Property Manager

Harding Terrace

Approximate Gross Internal Area

1106 sq ft - 103 sq m



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		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A	B		
(81-90) C		82	
(55-68) D			
(39-54) E	F	41	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating			
		Current	Potential
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(92 plus) A	B		
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(55-68) D	E		
(39-54) E	F		
(21-38) F	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

DURHAM SALES & LETTINGS OFFICE

DURHAM CITY

1 Old Elvet
DH1 3HI

T: 0191 386 2777 (Sales)
T: 0191 383 9994 (option1) (Lettings)
E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street
DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

SPENNYMOOR

11 Cheapside
DH16 6QE

T: 01388 420444

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DARLINGTON

7 Duke Street
DL3 7RX

T: 01325 484440

E: info@robinsonsdarlington.co.uk

MIDDLESBROUGH

26 Stokesley Road
TS7 8DX

T: 01642 313666

E: info@robinsonsmiddlesbrough.co.uk

BISHOP AUCKLAND

120 Newgate Street
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

STOCKTON

21 Bishop Street
TS18 1SY

T: 01642 607555

E: info@robinsonsstockton.co.uk

REGIONAL LETTING & MANAGEMENT CENTRE

DURHAM CITY

14 West Terrace
DH6 4HP

T: 0191 383 9994 (option 2)
T: 0191 383 9994 (option1) (Lettings)
E: admin@robinsonslettings.co.uk

CROOK

Royal Corner
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

SEDFIELD

3 High Street
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

HARTEPOOL

106 York Road
TS26 9DE

T: 01429 891100

E: info@robinsonshartlepool.co.uk

INGLEBY BARWICK

Barwick Lodge
TS17 0RH

T: 01642 762944

E: info@robinsonbarwick.co.uk

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