



An excellent opportunity to acquire this extended and larger than average two bedroom semi detached property pleasantly positioned in the ever popular Harrowgate Hill area of Darlington which lies within easy reach of local shops, amenities and schooling. The Asda and Morrisons supermarkets can be found within easy reach along with convenient transport links to both the A1(M) and A66.

The excellent conservatory to the rear provides excellent additional ground floor accommodation whilst the two double bedrooms will appeal to a variety of buyers. There is a hatch with fitted ladder from the first floor landing leading to a useful converted attic with Velux window, ideal for storage. It provides spacious, yet manageable, accommodation and, in our opinion will appeal to a variety of buyers including a first time buyer, smaller family or as an investment opportunity. We have no hesitation in recommending an internal viewing.

GROUND FLOOR

An entrance hall leading to the lounge situated to the front with a bay style window allowing ample natural light and a feature modern electric fire. The kitchen provides a range of units with split level cooking facilities including gas hob, chrome chimney style cooker hood, electric oven and access to the uPVC double glazed conservatory with power leading to the garden.

FIRST FLOOR

There is a window to the side elevation attracting natural light and a hatch with ladder allowing access to the converted attic with double glazed Velux window with lighting and power. There are two excellent sized bedrooms and a bathroom/w.c. with well equipped three piece white suite including bath with shower attachment, wash hand basin and low level w.c.

EXTERNALLY

There are gardens to both front and rear. The front is laid to lawn with pedestrian side access to the small rear garden having also been laid to lawn with two storage cupboards.

Middleham Road, Darlington, DL1 3DJ
2 Bed - House - Semi-Detached
Asking Price £105,000

ROBINSONS
 SALES • LETTINGS • AUCTIONS • SURVEYS

Middleham Road, Darlington, DL1 3DJ

ENTRANCE HALL

LOUNGE

16'8x13'5 max (5.08mx4.09m max)

KITCHEN

10'2x11'1 max (3.10mx3.38m max)

CONSERVATORY

11'7x9' (3.53mx2.74m)

FIRST FLOOR LANDING

MASTER BEDROOM

11'9x11'1 (3.58mx3.38m)

BEDROOM TWO

10'4x11'2 (3.15mx3.40m)

BATHROOM/W.C.

ATTIC ROOM

GARDEN



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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	