



**** IDEAL INVESTMENT OPPORTUNITY ** ** SPACIOUS THREE BEDROOM ** ** TWO RECEPTION ROOMS **
**** OFF STREET PARKING TO REAR ** ** NO ONWARD CHAIN ******

An excellent opportunity has arisen to acquire this competitively priced Victorian property with viewings recommended to appreciate the size and potential of this home. It is superbly positioned within walking distance of the town centre, easy reach of the railway station and convenient transport links to the A1(M) and A66. There are pleasant views to the front over a green.

The home is in need of some updating which has been reflected within the asking price which will appeal to an investor or DIY enthusiast. There is uPVC double glazing, gas central heating via a Baxi combi boiler (installed 2019).

GROUND FLOOR

A useful entrance vestibule with a part glazed door leading to the hallway with stairs to the first floor. Two excellent sized reception rooms, the lounge to the front with a bay style window flooding the room with natural light and a feature fireplace. An open plan kitchen/diner, perfect for the coming and goings of an active family life. The dining area has ample space for a table and chairs through to the fitted kitchen providing a range of units with laminate work surfaces incorporating a stainless steel sink unit with mixer tap, electric hob, oven and cooker hood.

FIRST FLOOR

A landing allows access to three bedrooms, two doubles and a single and a sizeable bathroom with white suite comprising panelled bath, wash hand basin and w.c. There is also a cupboard housing the combi boiler.

EXTERNALLY

There is a forecourt to the front and a rear yard with timber doors allowing OFF STREET PARKING.
 The landing

Eastmount Road, Darlington, DL1 1JY
3 Bed - House - Terraced
Offers Over £70,000

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ENTRANCE VESTIBULE

HALLWAY

LOUNGE

11'8x12'4 plus bay (3.56mx3.76m plus bay)

SEPARATE DINING ROOM

12'8x13'4 (3.86mx4.06m)

KITCHEN/BREAKFAST ROOM

8'4x10'9 (2.54mx3.28m)

FIRST FLOOR LANDING

BEDROOM

10'6x12'5 (3.20mx3.78m)

BEDROOM

10'3x13'4 (3.12mx4.06m)

BEDROOM

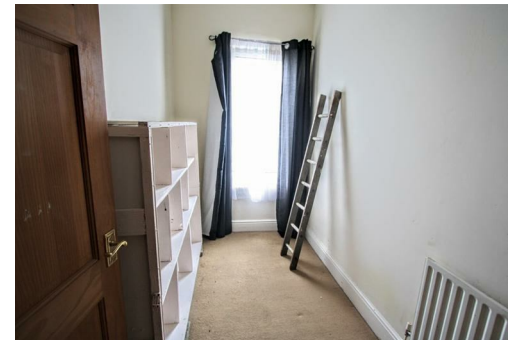
5'2x9'3 (1.57mx2.82m)

BATHROOM/W.C.

8'5x11' (2.57mx3.35m)

REAR YARD

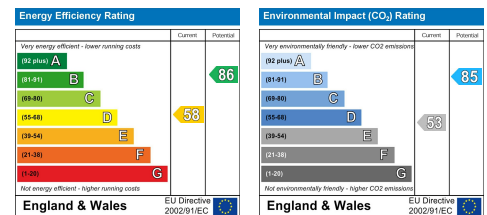
FRONT ELEVATION



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