



**\*\* BEAUTIFULLY PRESENTED AND IMPROVED \*\* \*\* TWO BED SEMI \*\* \*\* TWO RECEPTION ROOMS \*\***  
**\*\* POPULAR HARROWGATE HILL AREA \*\* \*\* OPEN PLAN KITCHEN/DINER \*\***  
**\*\* SUMPTUOUS INTERIOR DESIGN \*\***

In our opinion this home will suit the needs of a variety of buyers including a first time buyer, smaller family or as an investment opportunity with early viewings highly recommended to avoid disappointment but, also to appreciate the stunning presentation throughout.

There is eye catching exposed wood flooring and part panelling to the lounge whilst the open plan kitchen/diner is perfect to maximise on family time. A combi boiler was newly installed (2018), uPVC double glazing throughout and both bedrooms have recently had new carpets. The rear garden is considered low maintenance with a paved patio area and garden shed.

#### GROUND FLOOR

Entrance hall, principal reception room situated to the front with exposed wood flooring, part panelling effect and a bay window flooding the room with natural light. A separate dining with pleasant open archway through to the kitchen, perfect for modern day living. The spacious dining room has space for a table and chairs and a useful under stairs storage cupboard running through to the well appointed kitchen providing an excellent range of wall and base units with laminate work surfaces incorporating a stainless steel sink unit with mixer tap, electric ceramic hob with chrome chimney style cooker hood, electric oven, plumbing for an automatic washing machine, space for a fridge/freezer and views over the rear garden.

#### FIRST FLOOR

The landing opens to two good sized well dressed bedrooms, both of which complimented by a well equipped shower room with shower cubicle, pedestal wash hand basin, w.c., chrome towel radiator and fully tiled walls.

#### EXTERNALLY

Mature gardens to both front and rear. The rear garden is low maintenance with a paved area and garden shed.

**Middleham Road, Darlington, DL1 3DH**  
**2 Bed - House - Semi-Detached**  
**Offers Over £110,000**

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**ENTRANCE LOBBY**

**LOUNGE**

13'11x13' (4.24mx3.96m)

**DINING ROOM**

13'11x8'11 (4.24mx2.72m)

**KITCHEN**

10'x7'11 (3.05mx2.41m)

**FIRST FLOOR LANDING**

**BEDROOM**

13'11x10'11 (4.24mx3.33m)

**BEDROOM**

12'3x8'3 (3.73mx2.51m)

**BATHROOM/W.C.**

**FRONT EXTERNAL**

**REAR GARDEN**



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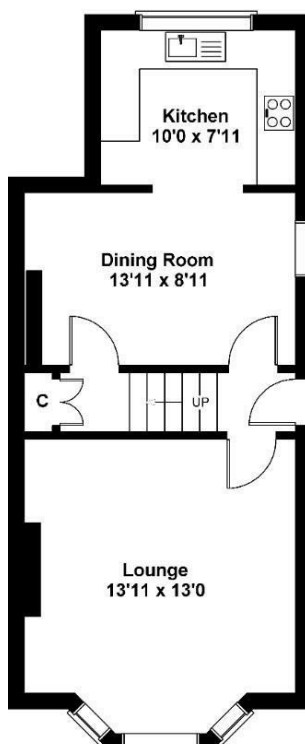
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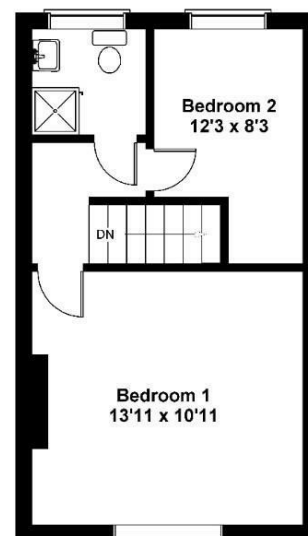
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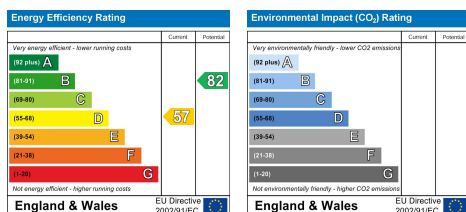


GROUND FLOOR



FIRST FLOOR

SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY  
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