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Harrowgate Village  
Darlington, DL1 3AA  
**Price £225,000**

House - Semi-Detached  
3 Bedroom/s  
1 Bathroom/s



Situated with the ever popular Harrowgate Village, of Darlington, this sizeable semi-detached house presents an excellent opportunity for family living. The property would benefit from some updating and is therefore reflected within the asking price. With its period features and spacious interior, this three-bedroom home is both inviting and practical, making it an ideal choice for those seeking a comfortable family abode.

Upon entering, you will find a large hallway, two generous reception rooms that provide ample space. The layout is designed to accommodate family life, ensuring that everyone has their own space while still being connected. The property boasts a well-appointed bathroom and three well-proportioned bedrooms, perfect for a growing family or those needing extra room for guests.

One of the standout features of this home is the large driveway, which offers parking for up to four vehicles, along with a garage for additional storage or vehicle protection. The expansive rear garden is a true gem, providing a private outdoor space for children to play, gardening enthusiasts to flourish, or simply for enjoying the fresh air.

While the property would benefit from some updating, it is offered for sale with no onward chain, allowing for a smooth and straightforward purchase process. The house is equipped with gas central heating and double glazing. No onward chain.







- NO ONWARD CHAIN
- WOULD BENEFIT FROM SOME UPDATING
- LARGE REAR GARDEN
- EASY ACCESS TO THE A1 MOTORWAY
- THREE DOUBLE BEDROOMS
- DECEPTIVELY SPACIOUS
- WELL REGARDED RESIDENTIAL LOCATION
- DRIVE AND GARAGE
- EXTENDED TO THE REAR

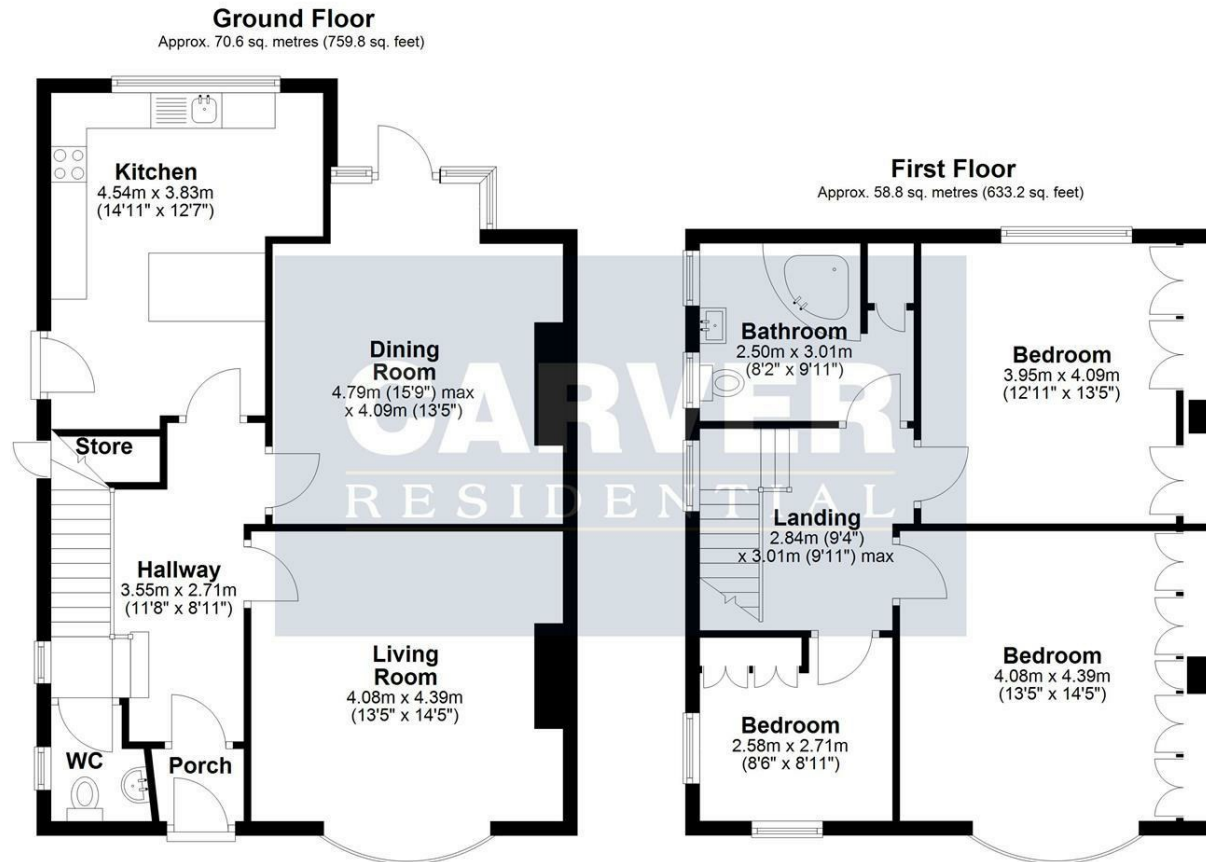
#### GENERAL INFORMATION

Tenure: Freehold

Services: gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding B)



Total area: approx. 129.4 sq. metres (1392.9 sq. feet)  
**9 Harrogate Village, Darlington**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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