



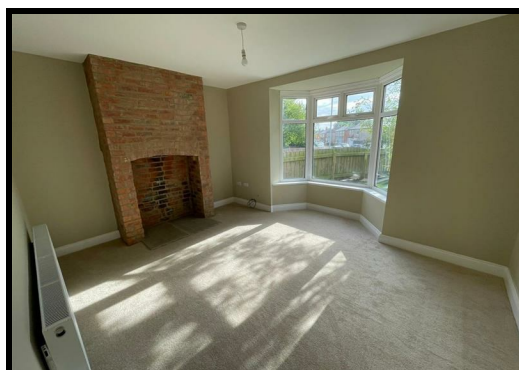
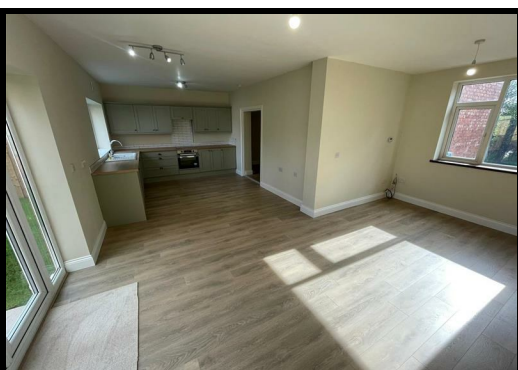
### **3 The Leas, Darlington** **Asking Price £230,000**

Occupying a most pleasing position on The Leas within the much sought after Harrowgate Hill area of Darlington a superb opportunity has arisen to acquire a four bedroom semi detached residence. In brief the property is comprised of an entrance hallway, living room, snug, TV room, kitchen, a master bedroom with an en suite shower room, three further bedrooms and a bathroom.

Built in approximately 1930 and recently refurbished to the highest of standards, this home seamlessly blends classic charm with modern amenities. The fine interior design throughout the house exudes elegance and sophistication, creating a warm and inviting atmosphere.

The highlight of this property is undoubtedly the simply stunning new kitchen, perfect for whipping up delicious meals and entertaining guests. The superb new bathroom adds a touch of luxury, providing a relaxing retreat after a long day.

Offered for sale with NO ONWARD CHAIN, this is a rare opportunity to own a piece of history in a sought-after location. Don't miss out on the chance to make this beautifully renovated house your new home.



# 3 The Leas, Darlington

## General Remarks

Offered For Sale with NO ONWARD CHAIN

A truly outstanding opportunity has arisen to acquire a newly refurbished four bedroom semi detached residence occupying a most pleasing position on The Leas within the much sought after Harrowgate Hill area of Darlington.

Finished to the highest of standards with luxurious fixtures and fittings and offering fine interior design.

Gas fired central heating / new heating and radiators

The property benefits from a full re wire

Double glazed windows throughout

We recommend viewings at the earliest opportunity to avoid disappointment

## Entrance Hallway

The property is entered through a composite door leading into a welcoming entrance hallway. The hallway is warmed by a central heating radiator, is tastefully decorated in neutral tones and benefits from laminated flooring.

## Kitchen

13'10" x 11'2"

The newly fitted kitchen is simply stunning. Fitted with a comprehensive range of wall, floor and drawer units with contrasting worktops incorporating a ceramic sink and drainer. The kitchen benefits from tiled splashbacks, laminated flooring, a double glazed window overlooking the rear garden and an integrated electric oven and hob with over head extractor hood. The kitchen is open plan with the living room.

## Living Room

18'9" x 9'8"

The living room is warmed by a central heating radiator, is tastefully decorated in neutral tones and benefits from laminated flooring, a double glazed window to the front elevation and double glazed French doors with windows to either side to the rear elevation of the property. The living room is open plan with the kitchen

## Snug

14'10" x 10'9"

The snug has a UPVC double glazed bay window overlooking the front elevation of the property. Warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a stunning exposed brick fire place.

## TV Room / Home Office

A versatile room which would be suited to a variety of uses. Warmed by a central heating radiator and benefiting from laminated flooring and an under stairs cupboard providing useful storage.

## First Floor Landing

A staircase leads to the first floor landing.

## Bedroom One

11'2" x 13'10"

A double bedroom situated to the rear elevation of the property. Warmed by a central heating radiator, tastefully decorated in neutral tones and

benefiting from a UPVC double glazed window and an adjoining en suite shower room.

## En Suite Shower Room

5'1" x 5'11"

The en suite shower room is fitted with a suite comprising of a walk in shower cubicle with shower, a wash hand basin and a low level WC.

## Bedroom Two

13'9" x 10'9"

With a UPVC double glazed window overlooking the front elevation of the property a double bedroom warmed by a central heating radiator and tastefully decorated in neutral tones.

## Bedroom Three

10'5" x 10'5"

A further double bedroom warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a UPVC double glazed window overlooking the rear of the property.

## Bedroom Four

7'8" x 9'9"

Situated to the front elevation of the property a single bedroom warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a UPVC double glazed window.

## Bathroom

6'1" x 6'6"

The newly fitted bathroom is has a modern contemporary suite comprising of a panelled bath with over head shower, a wash hand basin and a low level WC. The bathroom is warmed by a central heating radiator and is tastefully decorated in neutral tones.

## Externally

Externally to the front of the property there is a spacious driveway providing off road car parking and a garden which is laid to lawn. To the rear of the property there is a beautifully presented garden which is laid to lawn and a patio area which is ideal for outdoor entertaining.

## Location

The Leas occupies an extremely pleasing position situated within the highly regarded Harrowgate Hill area of Darlington. Conveniently located within easy reach of a range of local amenities including shops and first class schools. The property is situated within easy reach of both the A66 and the A1M offering fantastic commuter access. The property is also perfectly situated for public transport routes on North Road.

