

Davison Road, Darlington, DL1 3DR  
Offers in the region of £140,000

**estates**<sup>4</sup>  
‘The Art of Property’



# Davison Road, Darlington, DL1 3DR

## Offers in the region of £140,000

### Council Tax Band: B

This beautifully presented and improved two 'double' bedroom semi-detached home is situated in the popular Harrowgate Hill area of Darlington. Ideally positioned, the property is within easy reach of local shops, schooling, the town centre, Darlington railway station, and only a short drive to the A1(M) & A66.

Tastefully decorated throughout, the property features a nicely appointed dining kitchen and modern bathroom, making it ready for immediate occupation. The spacious principal bedroom benefits from attractive fitted wardrobes, while the second double bedroom includes a useful built-in cupboard housing a shower cubicle, offering added flexibility.

The ground floor comprises an inviting lounge to the front, filled with natural light from the bay window, together with the bright and airy dining kitchen to the rear, providing an excellent space for everyday family living and entertaining, with access to a delightful rear garden, which is generous in size and enjoys both a paved patio seating area and lawn. Side access leads conveniently back to the front of the property to the driveway allowing off-street parking.

Further benefits include uPVC double glazing and gas central heating throughout.

Competitively priced for today's market, this lovely home is sure to appeal to a wide range of buyers, including first-time purchasers and young families. Early viewings recommended to fully appreciate the quality, space, and location on offer.

Please note:  
Council tax Band - B  
Tenure - Freehold  
Total sq ft and room dimensions to be considered a guide only.

Following acceptance of an offer, the prospective buyer(s) will be required to pay £30 (inc. VAT) per client, to cover the cost of anti-money laundering checks conducted by Estates, in compliance with HMRC regulations.

Estates 'The Art of Property'  
Professional Estate Agents, selling homes across Darlington, Newton Aycliffe, Teesside & North Yorkshire with creative & inviting marketing strategies! Property appraisals available 7 days a week!

Disclaimer:  
These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. They do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating,

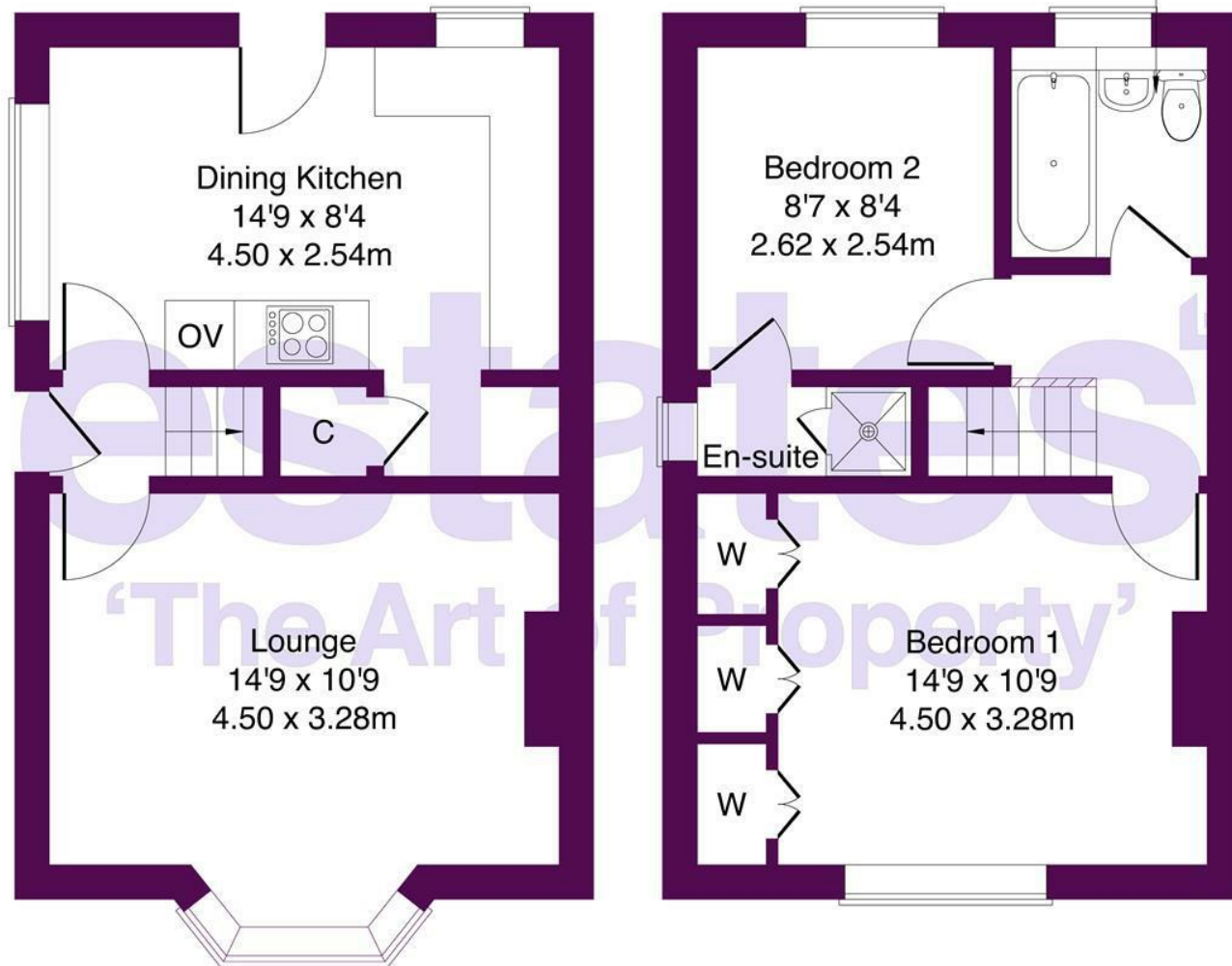
plumbing, electric installations, or any type of appliances which may be included. All photos, videos, and marketing material created by Estates 'The Art of Property', are the property of our agency and are protected by copyright law. Our marketing material must not be copied, reproduced, shared, or used in any way without our prior written permission.



# Davison Road, Darlington, DL1 3DR

Approximate Gross Internal Area: (707 sq ft - 66 sq m.)

Bathroom  
6'1 x 5'7  
1.85 x 1.70m



Ground Floor

First Floor

Not to Scale. Produced by The Plan Portal 2026  
For Illustrative Purposes Only.

**estates**<sup>4</sup>  
‘The Art of Property’

Business Central 2 Union Square  
Central Park  
Darlington  
County Durham  
DL1 1GL  
01325 804850  
sales@estatesgroup.co.uk  
<https://estates-theartofproperty.co.uk/>

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