

Harrison Terrace, Darlington, DL3 6QH
Offers in the region of £95,000

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'The Art of Property'



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Offers in the region of £95,000

Council Tax Band: A

A larger than average and beautifully presented home situated in the highly convenient Denes area of Darlington. This stunning property has been significantly improved by the current owner and offers spacious, versatile accommodation throughout, making it an excellent opportunity for a wide range of buyers, including a first time buyer, or as an investment opportunity.

The ground floor features a welcoming and sumptuous lounge to the front, together with a separate dining room which is currently utilised as a ground floor bedroom, providing flexibility to suit individual requirements. A light and airy modern kitchen leads through to a useful rear lobby and a well-appointed refitted family bathroom.

To the first floor, there are two generous bedrooms, and a useful WC with wash basin accessed from the second bedroom, adding further practicality. The landing provides access to a substantially improved loft space, which has been boarded, carpeted and benefits from a double-glazed Velux window, offering excellent additional storage.

Further benefits include UPVC double glazing and gas central heating via a Worcester combi boiler.

Early viewings are strongly recommended to fully appreciate the size, presentation and many attractive features of this lovely home, which represents excellent value in today's market.

Please note:

Council tax Band - A

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.

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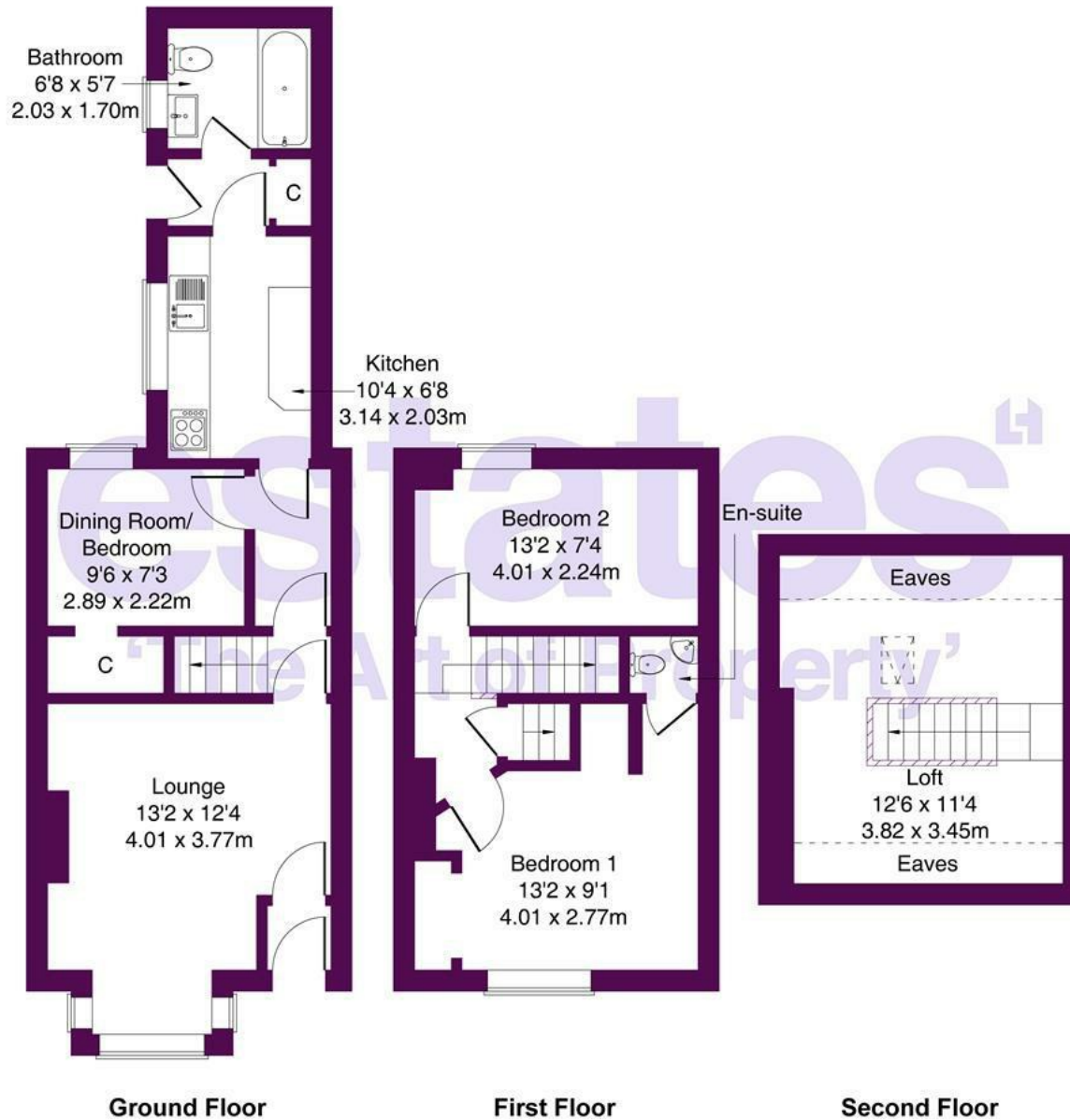
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Approximate Gross Internal Area: (915 sq ft - 85 sq m.)



Not to Scale. Produced by The Plan Portal 2026
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC