

Bensham Road, Darlington, DL1 3DG.
Offers in excess of £140,000

estates⁴
'The Art of Property'



Bensham Road, Darlington, DL1 3DG.

Offers in excess of £140,000

Council Tax Band: B

Situated in the ever-popular Harrowgate Hill area of Darlington, this spacious and well-presented two-bedroom semi-detached home offers an excellent opportunity for a wide variety of buyers, including first-time purchasers, downsizers, young families and investors alike. Ideally positioned within easy reach of local shops, schools and community amenities, the property also benefits from excellent transport links to the A1(M) and A66, making it particularly appealing for commuters travelling across the region.

Lovingly cared for and maintained by the same family since 1989, the property has been thoughtfully adapted over the years from its original three-bedroom layout to create a more generous and practical ground floor arrangement. A previous conversion has allowed for a well-appointed kitchen, perfectly complemented by two versatile reception areas with an attractive open archway creating a bright and sociable living space ideal for both everyday family life and entertaining.

The home also benefits from double glazing and electric storage heating, and is brought to the market with the added advantage of no onward chain, offering a smoother and potentially quicker purchase process.

Externally, the property enjoys excellent kerb appeal with a well-maintained front garden, with a shared driveway to the left-hand side leading to the garage. To the rear is a manageable paved garden, providing an attractive and low-maintenance outdoor space perfect for relaxing or entertaining. The garage offers secure parking or additional storage, benefitting from a newly installed fitted garage door in 2026, complimented by a garden shed measuring 1.97m X 2.80.

The accommodation briefly comprises: entrance lobby, spacious lounge opening through to the dining area, and a fitted kitchen to the ground floor. To the first floor there is a landing leading to two double bedrooms, the principal bedroom being particularly generous in size, both served by a good-sized shower room fitted with a double shower cubicle.

Well priced within today's market, this is a superb opportunity to acquire a spacious home in a highly convenient and established residential location.

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!

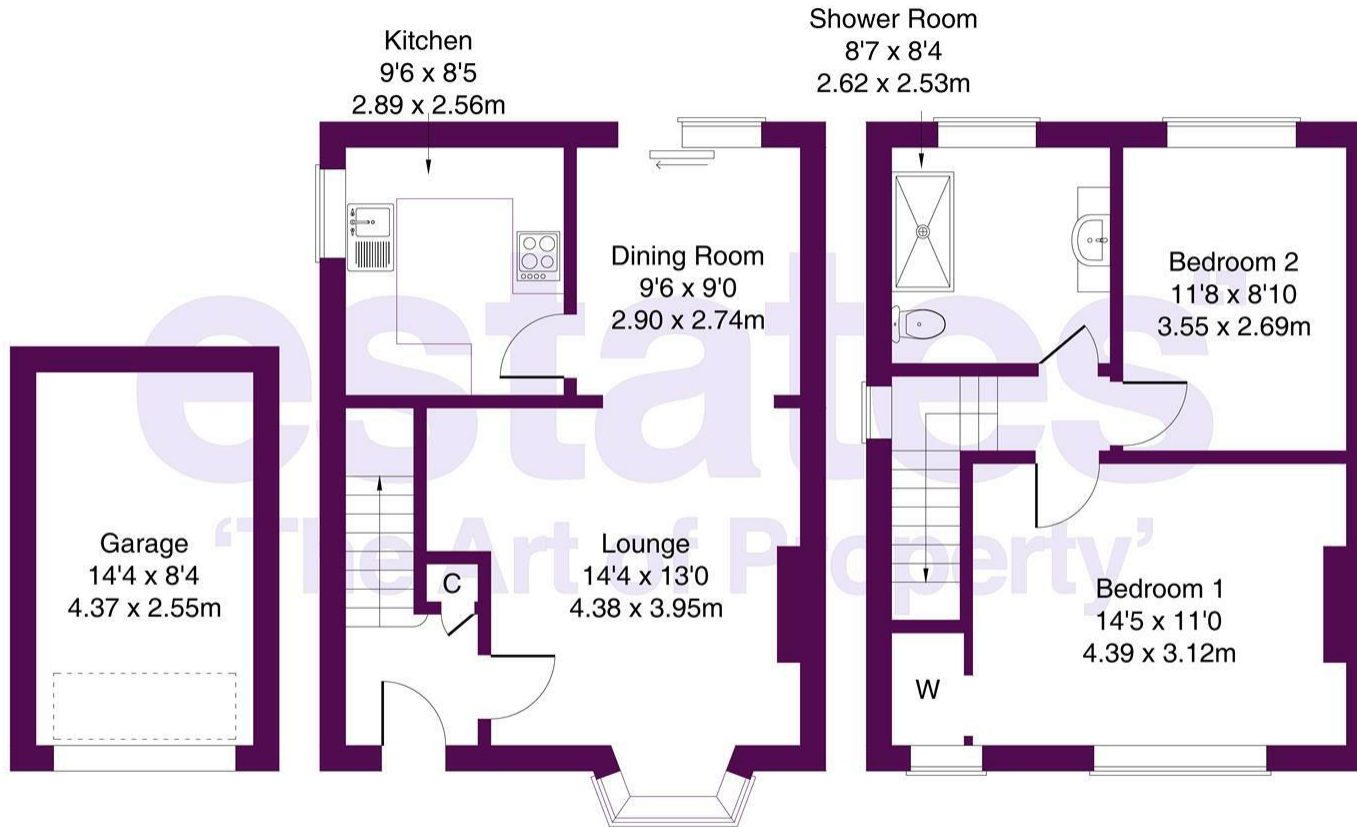
Disclaimer:

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.



Bensham Road, Darlington, DL1 3DG

Approximate Gross Internal Area: (936 sq ft - 87 sq m.)



Garage

Ground Floor

First Floor

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

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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	