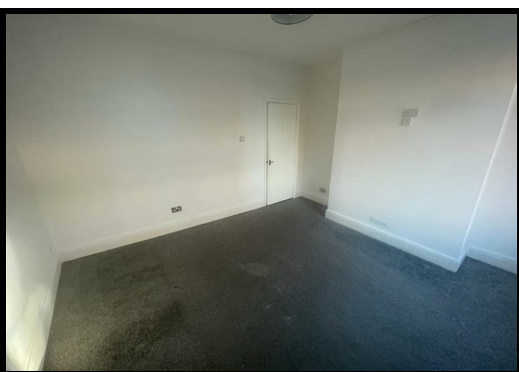




1 Leonard Street, Darlington £79,950

Offered For Sale with NO ONWARD CHAIN. Occupying an extremely pleasing position on Leonard Street within the much sought after Eastbourne area of Darlington a superb opportunity has arisen to acquire a beautifully presented two bed roomed end of terrace period property. Leonard Street is superbly positioned within walking distance to the local shops and amenities at Yarm Road Retail Park and Darlington town centre. This residence offers accommodation over two floors including a beautifully presented living room, a dining room, a modern and most contemporary kitchen, two double bedrooms and a modern family bathroom. Externally to the rear of the property there is an enclosed yard. We recommend viewings at the earliest opportunity to avoid disappointment.



1 Leonard Street, Darlington

General Remarks

Offered For Sale with NO ONWARD CHAIN

A superb opportunity has arisen to acquire a two bed roomed end of terrace period property occupying a most pleasing position on Leonard Street within the ever popular Eastbourne area of Darlington.

Gas fired central heating

UPVC double glazed windows throughout

Council Tax band A

We recommend viewings at the earliest opportunity to avoid disappointment.

Location

Leonard Street is conveniently placed within walking distance of Darlington Town centre and Yarm Road Retail Park where you will find a host of amenities including shops, restaurants and leisure facilities. The property is ideally situated for accessing first class local schools. Leonard Street is well placed for travel to the business and commercial centres throughout the region via the A1M and the A66. Darlington's East Coast Main Line railway provides easy commuting to both Newcastle and York with London Kings Cross accessible within two and a half hours. International air travel is available from both Newcastle and Teesside airports.

Living Room

12'0" x 12'11"

The property is entered through a UPVC double glazed door leading into the living room. The living room is warmed by a central heating radiator, is tastefully decorated in neutral tones and benefits from a UPVC double glazed window overlooking the front elevation of the property.

Dining Room

14'5" x 7'10"

The dining room is 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 under stairs cupboard providing useful storage.

Kitchen

12'0" x 6'11"

The kitchen is fitted with a comprehensive range of wall, floor and drawer units with contrasting worktops incorporating a composite sink and drainer. The kitchen is warmed by a central heating radiator and benefits from a tiled floor, a UPVC double glazed window and an integrated electric oven with a gas hob and over head extractor hood. A door leads out to the rear yard.

Bathroom

6'10" x 9'1"

The bathroom has a tiled floor, a UPVC double glazed window and is fitted with a modern suite comprising of a corner bath, a wash hand basin, a low level WC and a towel radiator.

First Floor Landing

A staircase leads to the first floor landing.

Bedroom One

12'11" x 13'6"

A double bedroom warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from two UPVC double glazed windows overlooking the front elevation of the property.

Bedroom Two

7'10" x 14'6"

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 elevation of the property and a cupboard providing useful storage.

Externally

Externally there is an enclosed rear yard.

