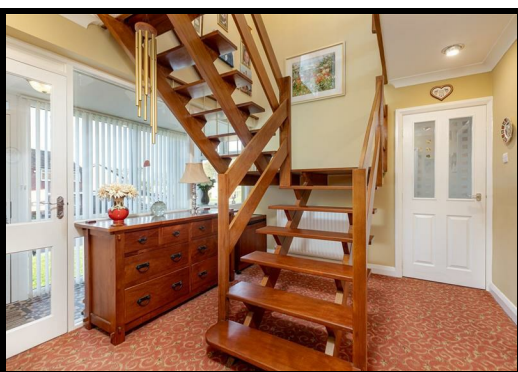




## 18 Leith Road, Darlington Offers Over £295,000

A superb opportunity has arisen to purchase a beautifully presented three bed roomed detached residence situated on Leith Road within the highly desirable west end of Darlington. In brief this property is comprised of a porch way, a welcoming entrance hallway, a cloakroom, living room, dining room, kitchen, utility room, three double bedrooms and a shower room. Externally to the front of the property there is a driveway providing off road car parking and a garden which is laid to lawn. To the side elevation of the property there is a single garage. A particular feature of the property is the spacious and most private raised rear garden. Laid to lawn and complimented with a variety of plants and shrubs. There are also two delightful patio areas which are ideal for outdoor entertaining and a rockery garden. This is an opportunity not to be missed we would therefore recommend viewings at the earliest opportunity.





# 18 Leith Road, Darlington

## General Remarks

A superb opportunity has arisen to acquire a three bedroom detached property occupying a most pleasing position on Leith Road in Darlington  
Gas fired central heating  
UPVC double glazed windows throughout  
Council Tax band E  
We recommend viewings at the earliest opportunity to avoid disappointment.

## Location

Leith Road is superbly positioned within the heart of the highly desirable west end of Darlington. The property is situated within walking distance of Darlington's town centre where you will find a host of amenities including shops, boutiques, restaurants, continental cafe's and leisure facilities. The property is ideally situated for accessing first class local schools to include The federation of Abbey infant and Junior school, St Augustine's Primary School, Mowden infant and Junior schools, Hummersknott Academy and Carmel School. Leith Road 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.

## Entrance Porch Way

The property is entered through a composite door leading into the entrance porch way. The spacious porch way has a tiled floor and UPVC double glazed windows. A further door leads into the entrance hallway.

## Entrance Hallway

A welcoming entrance hallway warmed by a central heating radiator and tastefully decorated in neutral tones.

## Cloakroom

The cloakroom is warmed by a central heating radiator, has tiled walls and is fitted with a suite comprising of a wash hand basin and a low level WC.

## Living Room

19'10" x 11'10"

The dual aspect living room is extremely spacious. Warmed by two central heating radiators, tastefully decorated in neutral tones and benefiting from a UPVC double glazed window overlooking the front elevation of the property and a UPVC double glazed door with double glazed windows to either side to the rear. The living room offers an abundance of natural light.

## Dining Room

9'11" x 8'11"

The dining room has a UPVC double glazed window with pleasant views overlooking the rear garden. Warmed by a central heating radiator and tastefully decorated in neutral tones.

## Kitchen

9'11" x 8'1"

The modern and most contemporary kitchen is fitted with a comprehensive range of wall, floor and drawer units with contrasting

worktops incorporating a composite sink and drainer. The kitchen benefits from a tiled floor, tiled splash backs, inset spot lights to the ceiling, a double electric oven, a gas hob with overhead extractor hood, a fridge freezer and UPVC double glazed windows to the side and rear elevations.

## Utility Room

The utility room has a tiled floor and is fitted with a range of wall and floor units. A UPVC double glazed door leads out to the rear garden with a further door leading into the integral garage.

## First Floor Landing

A staircase leads to the first floor landing. The landing is warmed by a central heating radiator and benefits from a UPVC double glazed window overlooking the front elevation of the property and a hatch giving access to the loft.

## Bedroom One

8'4" x 16'2"

A beautifully presented double bedroom warmed by a central heating radiator and benefiting from a UPVC double glazed window with pleasant views overlooking the rear garden and built in wardrobes providing useful storage.

## Bedroom Two

9'0" x 13'4"

A double bedroom warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a UPVC double glazed window and a built in wardrobe providing useful storage.

## Bedroom Three

9'1" x 11'11"

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

## Shower Room

The shower room is warmed by a towel radiator and is fitted with a modern suite comprising of a shower cubicle with shower, a wash hand basin inset into a vanity unit and a low level WC. The shower room benefits from a UPVC double glazed window overlooking the front elevation of the property, vinyl flooring and a built in cupboard providing useful storage.

## Externally

Externally to the front of the property there is a driveway providing off road car parking and a garden which is laid to lawn. To the side elevation of the property there is a single garage. A particular feature of the property is the spacious and most private raised rear garden. Laid to lawn and complimented with a variety of plants and shrubs. There are also two delightful patio areas which are ideal for outdoor entertaining and a rocky garden.

