



Westgarth Terrace, Darlington  
Darlington



Offers in Region of £80,000



## 31 Westgarth Terrace

Darlington, Darlington

The property, a charming 2 bedroom mid-terraced house, is located in the highly sought-after Haughton area of Darlington. With its convenient location, this home offers easy access to local amenities, schools, and transport links.

Upon entering the property, you are greeted by a bright and airy living space that effortlessly flows into a separate dining room, providing the perfect setting for entertaining family and friends. The well-appointed kitchen offers ample storage space and modern fixtures, ensuring a pleasant cooking experience. Furthermore, the first floor of the property boasts two generously sized bedrooms, ideal for creating a comfortable and relaxing atmosphere. Additionally, there is a bathroom with a shower enclosure for convenience, along with a convenient first-floor WC.

Externally this property has a rear yard with secure gate. Furthermore, the property is equipped with solar panels, providing eco-friendly and cost-effective living solutions.

Council Tax band: A

Tenure: Freehold

- Popular Haughton area of Darlington
- Lounge | Separate dining room
- Bathroom with shower enclosure also. First Floor WC
- Two Double Bedrooms
- Energy Efficiency Rating: C - Solar Panels



**Vestibule**

3'0" × 3'0" (0.93 × 0.94 m)

**Lounge**

13'6" × 12'9" (4.13 × 3.89 m)

**Dining Room**

8'2" × 12'9" (2.49 × 3.89 m)

**Kitchen**

8'9" × 6'4" (2.67 × 1.94 m)

**Rear Hallway**

2'7" × 6'3" (0.79 × 1.92 m)

**Bathroom**

7'4" × 5'6" (2.24 × 1.70 m)

**Landing**

3'0" × 2'5" (0.91 × 0.74 m)

**WC**

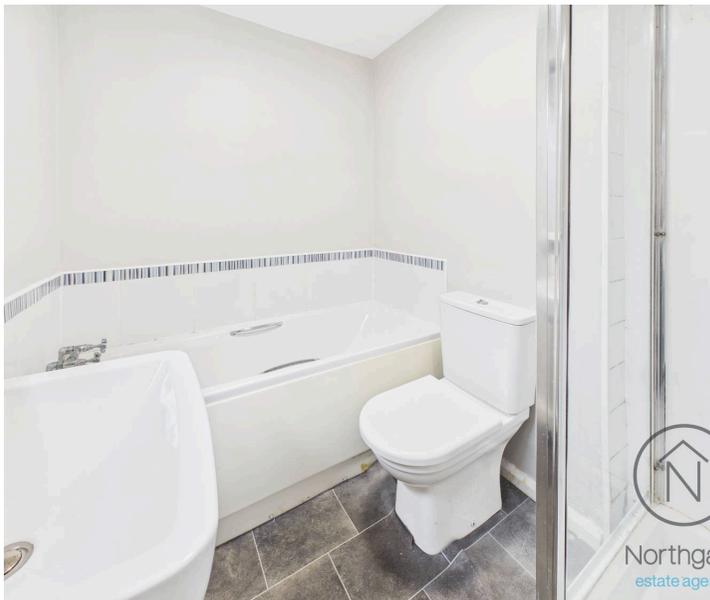
4'7" × 3'5" (1.41 × 1.06 m)

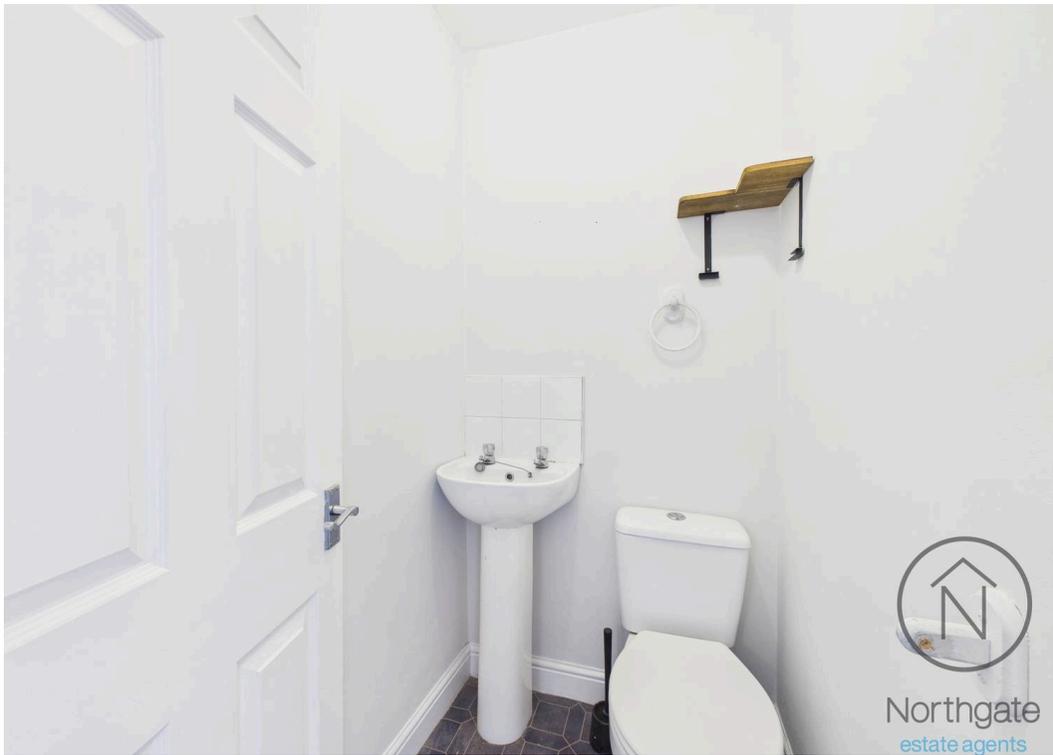
**Bedroom 1**

12'0" × 12'9" (3.67 × 3.90 m)

**Bedroom 2**

8'1" × 8'11" (2.48 × 2.74 m)





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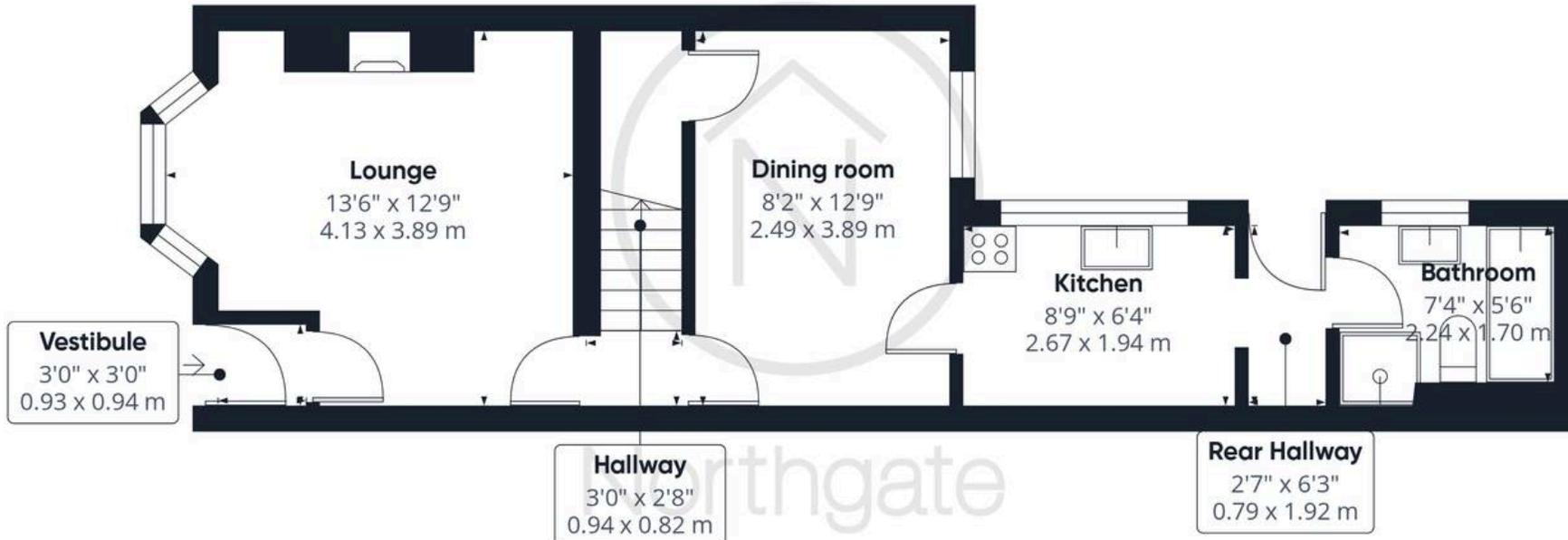


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Ground Floor

Approximate total area<sup>(1)</sup>

681 ft<sup>2</sup>

63.2 m<sup>2</sup>



Floor 1



(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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