



Myrtle Gardens, Darlington
Darlington



Offers in Region of £130,000



Myrtle Gardens

Darlington

We are delighted to bring to the market this well presented two-bedroom semi-detached home, situated in the highly sought-after Harrowgate Hill area of Darlington. Offering spacious and versatile accommodation, this property is ideal for first-time buyers, young families and investors alike.

Conveniently positioned close to a wide range of local amenities, including shops, supermarkets and well-regarded schools for all ages, the property also benefits from excellent transport links. Darlington town centre is easily reached via regular bus services, while the A1(M), A66 and other major road networks are just a short drive away, making it an excellent choice for commuters.

The well-appointed accommodation briefly comprises a welcoming entrance hallway, a bright and spacious lounge, and a fitted kitchen/diner with access to the rear garden.

To the first floor are two generously sized bedrooms and a family bathroom. A drop-down ladder provides access to a useful converted attic room, offering versatile space that could be utilised as a home office, hobby room or additional storage.

Externally, the property boasts gardens to both the front and rear, providing an ideal space for outdoor dining, entertaining or simply relaxing.

This fantastic home combines comfortable living with a convenient location and is sure to appeal to a wide range of purchasers

Council Tax band: A

Tenure: Freehold



Hallway

3' 5" x 3' 3" (1.05m x 0.99m)

Lounge

14' 4" x 12' 3" (4.38m x 3.73m)

Kitchen / diner

15' 6" x 7' 5" (4.73m x 2.27m)

Landing

6' 2" x 2' 10" (1.88m x 0.87m)

Bedroom 1

15' 1" x 12' 8" (4.60m x 3.85m)

Bedroom 2

9' 4" x 9' 1" (2.85m x 2.78m)

Bathroom

6' 2" x 6' 2" (1.89m x 1.87m)

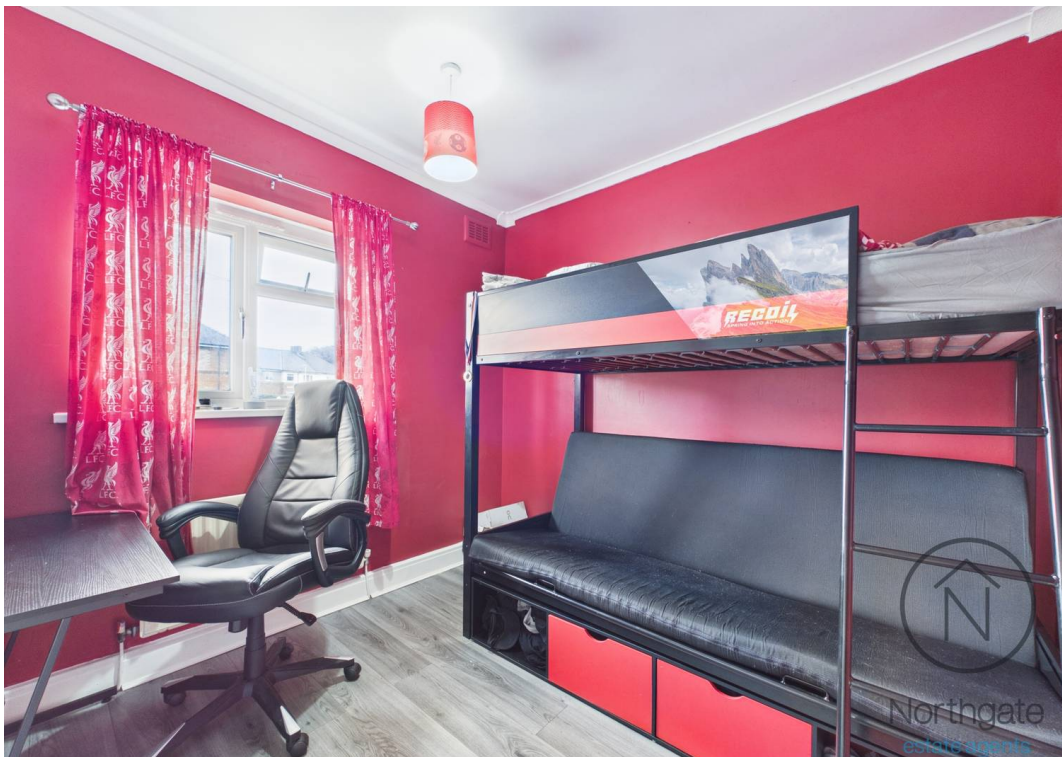
Attic Room

11' 0" x 10' 4" (3.35m x 3.16m)

Front Garden

Rear Garden







Ground Floor



Floor 1



Floor 2



Northgate
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Approximate total area⁽¹⁾

739 ft²

68.6 m²

Reduced headroom

69 ft²

6.4 m²

(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.

GIRAFFE360



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