



North Road, Darlington

Offers in Region of £300,000



## 493a North Road

Darlington, Darlington

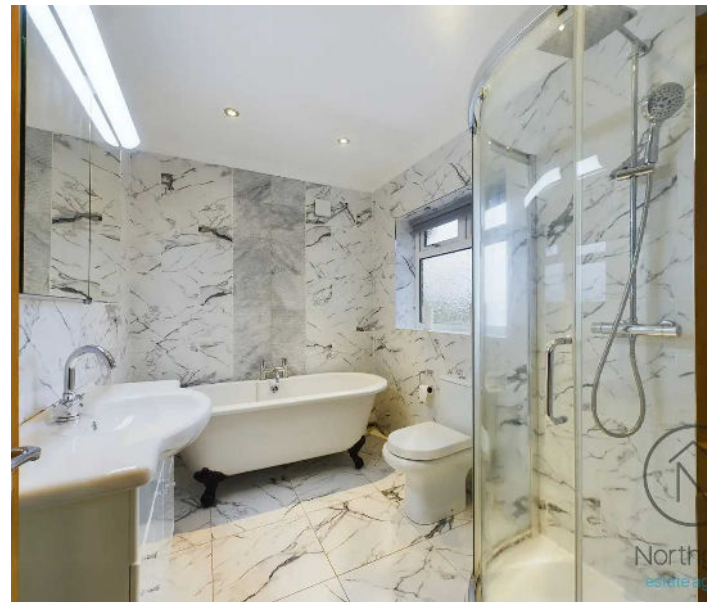
This stunning four-bedroom extended semi-detached property laid out over three floors in the Harrogate Hill area of Darlington, Presents an exceptional opportunity for those seeking a spacious and beautifully designed family home.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



**Entrance Hall**

17' 7" x 6' 6" (5.36m x 1.98m)

**Living Room**

15' 3" x 11' 5" (4.65m x 3.48m)

**Dining Room**

12' 6" x 11' 4" (3.81m x 3.45m)

**Conservatory**

13' 2" x 9' 1" (4.01m x 2.77m)

**Kitchen/Diner**

19' 0" x 13' 6" (5.79m x 4.11m)

**Utility**

6' 1" x 6' 6" (1.85m x 1.98m)

**Wc**

2' 8" x 6' 6" (0.81m x 1.98m)

**Landing**

17' 0" x 3' 7" (5.18m x 1.09m)

**Master Bedroom**

13' 3" x 13' 8" (4.04m x 4.17m)

**En-Suite**

4' 9" x 8' 3" (1.45m x 2.51m)

**Bedroom 2**

12' 6" x 11' 3" (3.81m x 3.43m)

**Bedroom 3**

15' 5" x 11' 5" (4.70m x 3.48m)

**Bathroom**

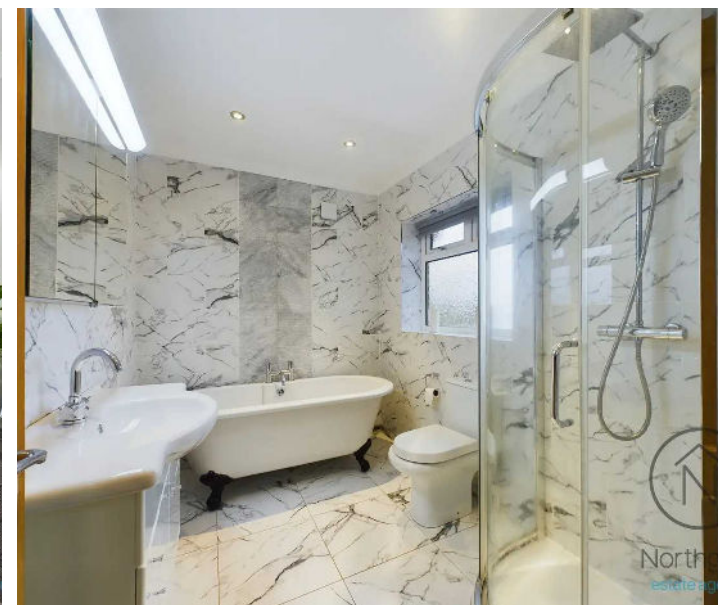
9' 3" x 6' 8" (2.82m x 2.03m)

**Bedroom 4**

13' 10" x 13' 11" (4.22m x 4.24m)

**En-Suite**

5' 6" x 6' 8" (1.68m x 2.03m)





Ground Floor



Floor 1



Floor 2



Northgate  
estate agents

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

1866.25 ft<sup>2</sup>

173.38 m<sup>2</sup>

**Reduced headroom**

30.06 ft<sup>2</sup>

2.79 m<sup>2</sup>

Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



