



Bensham Road, Darlington

In Excess of £155,000





## 54 Bensham Road

Darlington, Darlington

This three-bedroom semi-detached property offers stylish and contemporary living spaces alongside a beautifully landscaped rear garden. With its upgraded interior, convenient location, and ample outdoor space, this is a truly exceptional home that must be seen to be fully appreciated.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





**Hallway**

5' 1" x 4' 5" (1.55m x 1.35m)

**Lounge**

12' 9" x 14' 3" (3.89m x 4.34m)

**Kitchen**

9' 4" x 11' 4" (2.84m x 3.45m)

**Utility/Wc**

5' 9" x 5' 8" (1.75m x 1.73m)

**Landing**

6' 7" x 3' 8" (2.01m x 1.12m)

**Bedroom 1**

10' 11" x 11' 1" (3.33m x 3.38m)

**Bedroom 2**

11' 7" x 8' 10" (3.53m x 2.69m)

**Bedroom 3**

8' 4" x 8' 7" (2.54m x 2.62m)

**Bathroom**

7' 1" x 5' 10" (2.16m x 1.78m)

**Garage**

13' 8" x 8' 6" (4.17m x 2.59m)





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Northgate  
estate agents

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

870.25 ft<sup>2</sup>

80.85 m<sup>2</sup>

(1) Excluding balconies and terraces

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

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