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SALES & LETTINGS

Barningham Street

Darlington, DL3 6NT

Price £80,000

House - Terraced



Barningham Street is well located in the Denes area of Darlington, this delightful older-style terraced house presents an excellent opportunity for first-time buyers and investors alike.

The house boasts two spacious reception rooms, providing ample space for relaxation and entertaining. One of the features of this property is the double-storey extension to the rear, which enhances the living space and is where the kitchen is located on the ground floor. The rear enclosed courtyard, facing west, is an ideal spot for enjoying the afternoon sun, perfect for outdoor gatherings or simply unwinding after a long day. And also has the added bonus of a handy shed for additional storage.

Upstairs, you will find two generously sized double bedrooms, perfect for restful nights and personal retreats. The large first-floor bathroom, complete with WC, adds to the practicality of this home. With gas central heating and double glazing throughout, this home ensures comfort and energy efficiency.

Being well placed for ease of access to shops, schools and the vibrant town center. With no onward chain, this property is ready for you to make it your own.



- Sought after Denes area location
- Well placed for shops, schools and to the vibrant town centre
- Double storey extension to the rear
- Two reception rooms
- Two double bedrooms
- First floor bathroom/wc
- Suited to a variety of buyers, including the investor
- Gas central heating & double glazing
- No onward chain
- West facing rear courtyard

GENERAL INFORMATION

Tenure: Freehold

Services: Gas central heating, mains electric, water and drainage.

Double glazing

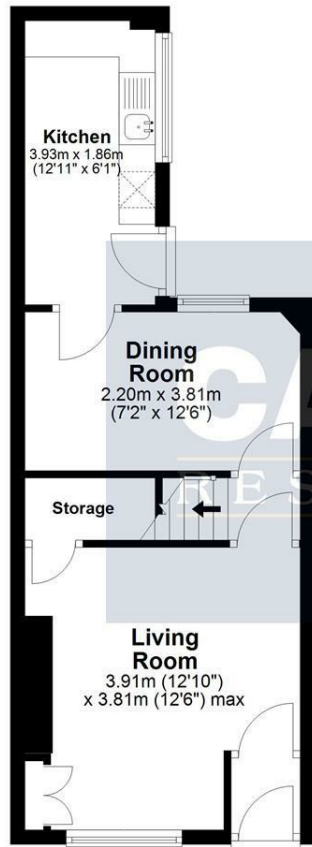
Local Authority: Darlington Borough Council (Tax Banding A)

Buyers Identification Checks

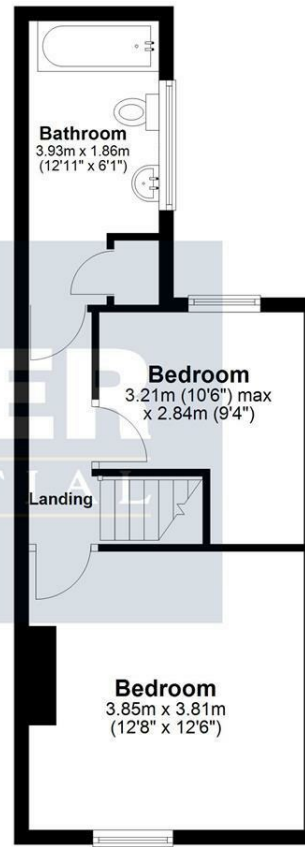
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Ground Floor
Approx. 34.8 sq. metres (374.6 sq. feet)



First Floor
Approx. 34.8 sq. metres (374.6 sq. feet)



Total area: approx. 69.6 sq. metres (749.1 sq. feet)
37 Barningham Street, Darlington

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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