



CARVERS

SALES & LETTINGS

Montrose Street

Darlington, DL1 1JU

£695

House - Terraced



Situated on Montrose Street in the charming town of Darlington, this delightful terraced house offers a perfect blend of modern comfort and classic appeal. Recently upgraded, this home is ready for you to move in and make it your own. Its prime location ensures you are just a short stroll away from the town centre, Darlington College, and the train station, making it ideal for both commuters and students alike.

As you enter, you are welcomed by a spacious hallway that leads into a newly decorated lounge, adorned with stylish laminate flooring. The inviting dining room, accessible through an elegant archway, flows seamlessly into the newly fitted kitchen. This well-designed space boasts upper wall and floor units, a fitted oven and hob, and a convenient breakfast bar, perfect for casual dining.

The property features a tastefully appointed bathroom located on the ground floor, complete with a wash hand basin, WC, and a bath with an overhead shower, ensuring practicality for everyday living. A UPVC door provides access to the rear yard, offering a private outdoor space for relaxation or entertaining.

On the first floor, you will find two generously sized double bedrooms, each newly carpeted and thoughtfully positioned on either side of the staircase. The master bedroom includes a handy storage area, adding to the home's functionality.

With UPVC double glazing and gas central heating throughout, this property promises warmth and comfort all year round. Available for immediate occupancy, this charming home is an excellent opportunity for those seeking a well-located and beautifully presented residence in Darlington. Don't miss your chance to view this lovely property!

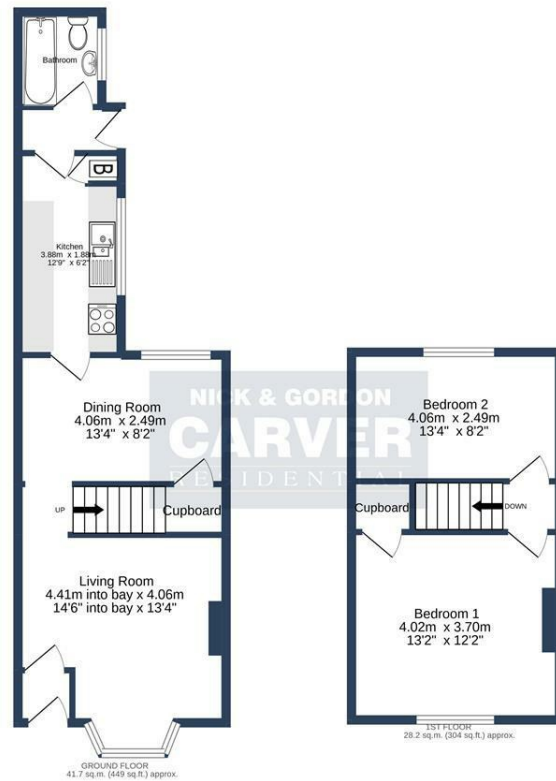
Council Tax: A
EPC: D



- RECENTLY UPGRADED
- TWO DOUBLE BEDROOMS

- POPULAR LOCATION
- TWO RECEPTION ROOMS





MONTROSE STREET, DARLINGTON. DL1 1JU.

TOTAL FLOOR AREA : 69.9 sq.m. (753 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Property size taken from EPC sq ft

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