



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

#### **GENERAL INFORMATION**

Tenure: Freehold

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

Double glazing

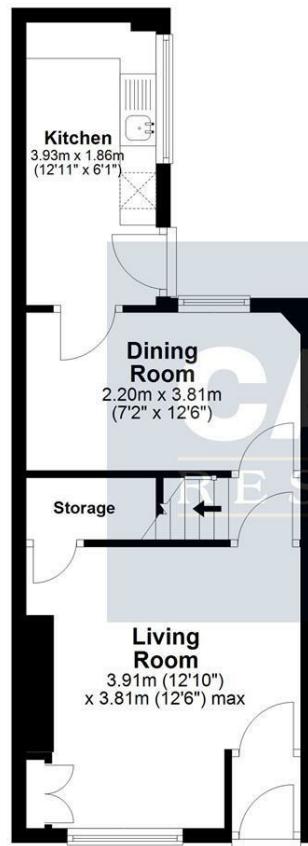
Local Authority: Darlington Borough Council (Tax Banding A)

#### **Buyers Identification Checks**

Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

### Ground Floor

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

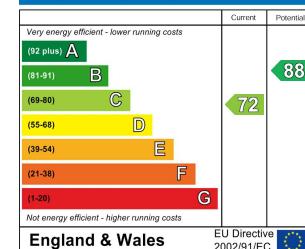


### First Floor

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



### Energy Efficiency Rating



Floor Area from EPC - sq ft

Total area: approx. 69.6 sq. metres (749.1 sq. feet)

37 Barningham Street, Darlington

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