



Wolsingham Terrace

Darlington DL1 2JZ

Offers Over £75,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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- Two Bedroom Terrace
- Council Tax Band A

Situated in Haughton, Darlington, this mature two-bedroom mid-terraced house on Wolsingham Terrace presents an excellent opportunity for both first-time buyers and savvy investors. The property boasts two well proportioned reception rooms, perfect for relaxing or entertaining guests, alongside a conveniently located ground floor bathroom and an additional W.C. on the first floor, enhancing the practicality of the home.

With no onward chain, this residence offers a seamless transition for those looking to move in without delay. The location is particularly appealing, as it is close to a variety of local amenities, ensuring that daily necessities are just a stone's throw away.

This property is not only a comfortable living space but also a sound investment, given its desirable location and potential for rental income. Whether you are starting your journey into homeownership or seeking a promising addition to your property portfolio, this mid-terraced house is a must-see. Embrace the opportunity to make this charming home your own.

Lounge

14'06 x 13'04 (4.42m x 4.06m)
Upvc double glazed bay window to front, fireplace, under stairs storage and radiator.

Kitchen

7'05 x 13'02 (2.26m x 4.01m)
Upvc double glazed window to rear, fitted with mid beech wall, base and drawer units, four ring gas hob and oven, stainless steel sink with mixer tap. Wall mounted boiler and part tiled walls.

- Haughton Arrear of Darlington
- Epc Rating C

- Close to Amenities
- Ideal Investment Opportunity

Inner Lobby

Space for a washing machine and vinyl flooring.

EE
Vodafone
Three
O2
Broadband

Bathroom

Upvc double glazed obscure window to side, panelled bath with shower over, low level w.c, wash hand basin and part tiled walls.

Basic
6 Mbps
Superfast
72 Mbps
Ultrafast
10000 Mbps
Satellite / Fibre TV Availability

Bedroom One

12'01 x 13'04 (3.68m x 4.06m)
Upvc double glazed window to front and radiator.

BT
Sky
Virgin

Bedroom Two

10'10 x 8'10 (3.30m x 2.69m)
Upvc double glazed window to rear and radiator.

W.C

W.C and Wash hand basin.

Externally

To the rear is an enclosed yard with gated access to rear lane.

Tenure

Freehold

Property Details

Local Authority: Durham
Council Tax Band: A
Annual Price: £1,701
Conservation Area No
Flood Risk Very low
Floor Area 581 ft 2 / 54 m 2
Plot size 0.53 acres (6 Plots)
Mobile coverage

Note

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.



Property Information

01325 363858

45 Duke Street, Darlington, County Durham, DL3 7SD
sales@venturepropertiesuk.com