



Olympic Street

Darlington DL3 6DL

Offers In The Region Of £112,000





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 Mid Terrace
- Yard to Rear
- Viewing Recommended

- Close to Cockerton Village
- Council Tax Band A
- Within Walking Distance to Darlington Memorial Hospital

- Amenities, Shops and Schools Nearby
- EPC Rating D

Welcome to Olympic Street in the town of Darlington, this delightful two-bedroom mid-terrace house presents an excellent opportunity for both first-time buyers and savvy investors. With no onward chain, you can move in or let out without delay, making it a hassle-free choice for those looking to enter the property market.

The home features a welcoming reception room, perfect for relaxing or entertaining guests. The two well-proportioned bedrooms provide ample space for comfortable living, while the bathroom is conveniently located to serve the household's needs. There is also an enclosed outdoor space to the rear to enjoy some fresh air.

Situated close to Cockerton Village, residents will benefit from a range of local amenities, including shops, cafes, and parks, including Darlington Memorial Hospital, all within easy reach. The location also provides excellent transport links, making it convenient for commuting or exploring the wider area.

In summary, this mid-terrace house on Olympic Street is a fantastic opportunity for anyone seeking a comfortable home or a promising investment. With its desirable location and charming features, it is sure to attract interest. Do not miss the chance to make this property your own.

Entrance Vestibule

Door to front and access to lounge.

Lounge

14'1" into bay x 13'11" max (4.29 into bay x 4.25 max)

Upvc double glazed bay window to front, coving to ceiling and fireplace with inset fire.

Kitchen/Diner

9'4" x 13'11" (2.84 x 4.25)

Upvc double glazed window and door to rear, fitted with wall, base and drawer units, stainless steel sink with mixer tap, four ring gas hob with extractor over and oven. Space for a washing machine and fridge freezer, wall mounted boiler and radiator.

First Floor

Bedroom One

12'2" x 13'11" (3.71 x 4.25)

Upvc double glazed window to front, coving to ceiling and radiator.

Bedroom Two

12'8" max x 8'0" (3.85 max x 2.45)

Upvc double glazed window to rear and radiator.

Shower Room

6'5" x 5'6" (1.95 x 1.68)

Upvc double glazed obscure window to rear, shower cubicle, w.c, wash hand basin and part tiled walls.

Externally

To the rear is an enclosed yard with brick built storage sheds and gated access to rear.

Tenure

Freehold

Property Details

Local Authority: Darlington

Council Tax Band: A

Annual Price: £1,581

Conservation Area No

Flood Risk Very low

Floor Area 753 ft 2 / 70 m 2

Plot size 0.02 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

7 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

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

**Disclaimer

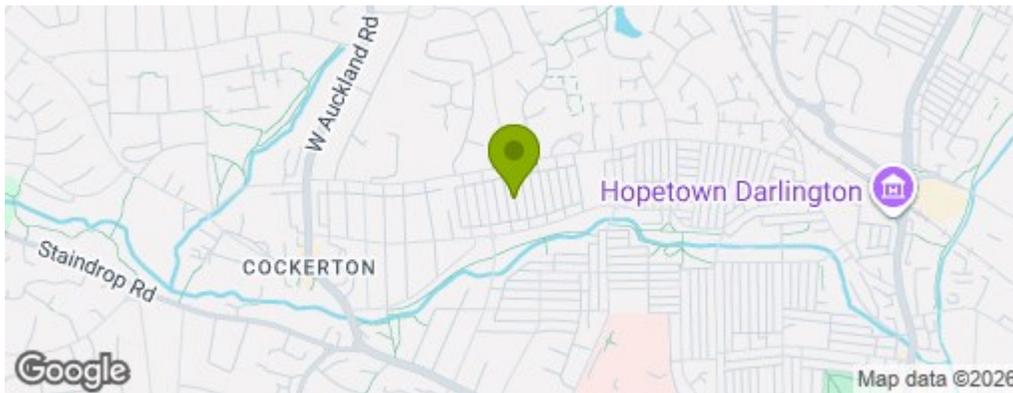
Photos were taken prior to current tenancy

GROUND FLOOR

1ST FLOOR



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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