



Grosvenor Street

Darlington DL1 5ET

£72,000





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- Two Bedroom Terrace
- Ideal Investment Opportunity
- Council Tax Band A

- South Park Area of Darlington
- Off Street Parking to Rear
- EPC Rating D

- Within Walking Distance to Nearby Park
- Close to Town Centre

Grosvenor Street in Darlington, this delightful terraced house presents an excellent opportunity for both first-time buyers and savvy investors. The property boasts three well-proportioned bedrooms, providing ample space for families or those seeking a comfortable home. The two inviting reception rooms offer versatility, perfect for entertaining guests or enjoying quiet evenings in.

Situated near South Park, residents will appreciate the proximity to beautiful green spaces, ideal for leisurely outings or walks. This location not only enhances the quality of life but also adds to the property's appeal as an investment opportunity.

With its combination of space, location, and potential, this terraced house on Grosvenor Street is a must-see for anyone looking to make a wise property investment or find a welcoming family home. Don't miss the chance to explore this charming residence that perfectly balances comfort and convenience.

Entrance Hall

Upvc door to front and staircase to first floor and radiator.

Lounge

12'8 x 12'6 (3.86m x 3.81m)

Upvc double glazed bow window to front, fireplace with mantle and inset fire, coving to ceiling and open access to dining room.

Dining Room

11'6 x 12'8 (3.51m x 3.86m)

Upvc double glazed window to rear, coving to ceiling, fireplace, storage cupboard into alcove and radiator.

Kitchen

12'2 x 6'2 (3.71m x 1.88m)

Upvc double glazed window and door to side, fitted with wall, base and drawer units, four ring gas hob with extractor over and oven. Space for a washing machine and fridge. Part tiled walls and tiled floor with under stairs storage cupboard.

First Floor Landing

Upvc double glazed obscure window to side and storage cupboard.

Bedroom One

10'5 x 11'5 (3.18m x 3.48m)

Upvc double glazed window to rear, coving to ceiling, feature fireplace, built in cupboard and radiator.

Bedroom Two

10'10 x 8'11 (3.30m x 2.72m)

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

Bedroom Three

10'6 x 7'5 (3.20m x 2.26m)

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

Bathroom

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

Externally

To the rear of the property is an enclosed yard with two brick built sheds, both with power and light. There is an outside tap and gated access to allow for off street parking.

Tenure

Freehold

Property Details

Local Authority: Darlington

Council Tax Band: A

Annual Price: £1,581

Conservation Area No

Flood Risk Very low

Floor Area 0 ft 2 / 0 m 2

Plot size 0.02 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

14 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

BT

Sky

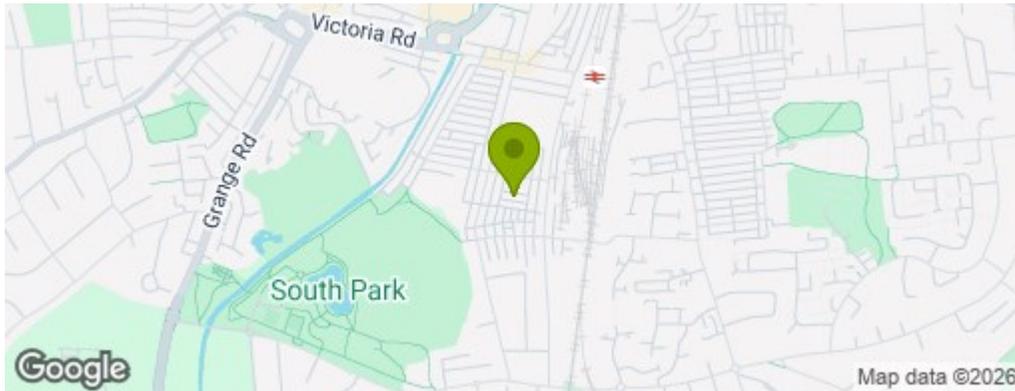
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Note

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 tenancy.



Property Information

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