



Barningham Street

Darlington DL3 6NT

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.



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.

Barningham Street

Darlington DL3 6NT



- No Onward Chain
- Modern Kitchen & Bathroom
- Council Tax Band A

- Popular Denes Location
- Newly Fitted Carpets
- EPC Rating D

- Newly Decorated Throughout
- Ideal Investment/FTB

This well presented two bedroom mid terraced property is offered to the market with no onward chain and is perfectly located in the Denes area of Darlington within a short stroll of many amenities, popular schools, Memorial Hospital and the Town Centre.

The property is in ready to move into condition having been freshly decorated throughout with newly fitted carpets and benefits from gas central heating, Upvc double glazing and a modern kitchen and bathroom.

The property would be the perfect investment or for that of a first time buyer, and comes highly recommended.

Entrance Vestibule

With Upvc double glazed door.

Lounge

13'6 x 12'9 (4.11m x 3.89m)

With Upvc double glazed window to the front, laminate flooring, fireplace with electric fire, cupboard into the alcove and radiator.

Kitchen

12'9 x 7'1 (3.89m x 2.16m)

With Upvc double glazed window to the rear. Fitted with a range of white wall, base and drawer units with contrasting work surfaces and part tiled splash backs, stainless steel sink unit with mixer taps, integrated hob, oven and extractor, space for washing machine and fridge freezer, radiator and laminate flooring.

Inner Hallway

With door to the side elevation.

Ground Floor Bathroom

Fitted with a white suite comprising panelled bath with shower over and screen, low level w.c. and wash hand basin, part tiled walls, vinyl flooring and radiator, cupboard housing the boiler.

First Floor

Landing.

Bedroom 1

13'6 x 7'1 (4.11m x 2.16m)

With Upvc double glazed window to the front and radiator.

Bedroom 2

With Upvc double glazed window to the rear and radiator. 12'7 x 7'01

Externally

There is a gated courtyard to the rear and a shed complete with power and light.

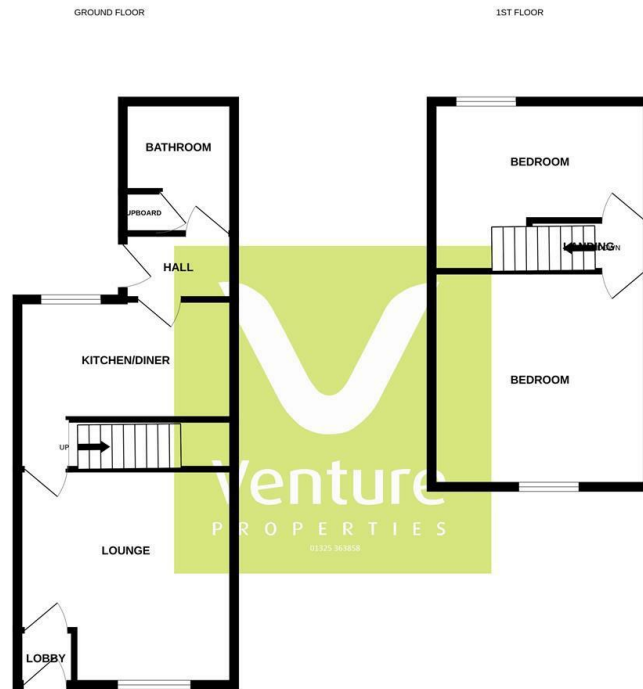
Council Tax

Tenure

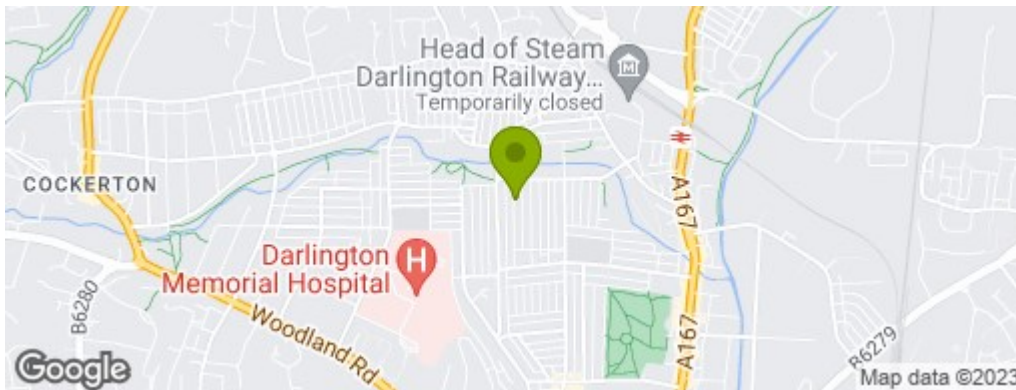
This property is freehold

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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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. Made with Metagen 02/23



Property Information

01325 363858

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