



**Marshall Street**

Darlington DL3 6NN

**£95,000**







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.





# Marshall Street

Darlington DL3 6NN



- Two Bedroom Property
- Ideal First Time Buy

- Denes Location
- Council Tax Band A

- Well Presented
- Epc Rating tbc

Located in the popular Denes area of Darlington, this immaculately presented two-bedroom mid-terrace house on Marshall Street offers a perfect blend of modern living and convenient location. The property has been thoughtfully updated and improved, ensuring a comfortable and stylish home for its new occupants.

Upon entering, you are greeted by two spacious reception rooms that provide ample space for relaxation and entertaining. The neutral and tasteful decor throughout the home creates a warm and inviting atmosphere, making it easy to envision your personal touch. The modern kitchen is well-equipped, ideal for those who enjoy cooking and hosting gatherings.

The property boasts two well-proportioned double bedrooms, perfect for a small family or professionals seeking extra space. The contemporary bathroom is designed with both style and functionality in mind, while the ground floor utility room, complete with a convenient w.c., adds to the practicality of the home.

Situated close to the town centre, Memorial Hospital, and local schools, this property is perfectly positioned for those who value accessibility and community. With its attractive features and prime location, viewing is highly recommended to fully appreciate all that this delightful home has to offer. Don't miss the opportunity to make this charming property your own.

## Entrance Porch

Upvc door to front.

## Hallway

With staircase to first floor landing and radiator.

## Lounge

12'06 x 11'05 (3.81m x 3.48m)

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

## Dining Room

10'07 x 15'00 (3.23m x 4.57m)

Upvc double doors to rear, with fireplace and inset gas fire. Coving to ceiling and under stairs storage

## Kitchen

13'05 x 6'09 (4.09m x 2.06m)

Upvc double glazed window to side, fitted with wall, base and drawer units and one and a half stainless steel sink with mixer tap. Electric hob and extractor over with integrated eye level double oven. There is an integrated fridge freezer and dishwasher, with a concealed Baxi boiler. Spotlights to ceiling.

## Utility/W.C.

9'07 x 6'04 (2.92m x 1.93m)

Window and door to side, plumbing for washing machine and a low level w.c.

## Bedroom One

10'10 x 15'01 (3.30m x 4.60m)

Upvc double glazed window to front, fitted wardrobes with overhead storage and radiator.

## Bedroom Two

13'08 x 8'04 (4.17m x 2.54m)

Upvc double glazed window to rear, fitted wardrobes and drawers. Radiator.

## Bathroom

Upvc double glazed window to rear, fitted with a modern white suite comprising panelled bath with shower over. Low level w.c, wash hand basin, part tiled walls and vinyl flooring.

## Externally

To the rear is an enclosed courtyard with shed and newly fitted gate.

## Property Information

Local Authority

Darlington

Council Tax

Band:

A

Annual Price:

£1,506

Conservation Area

No

Flood Risk

No Risk

Floor Area

871 ft 2 / 81 m 2

Plot size

0.02 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

16 Mbps

Superfast

80 Mbps

Ultrafast

9000 Mbps

Satellite / Fibre TV Availability

BT

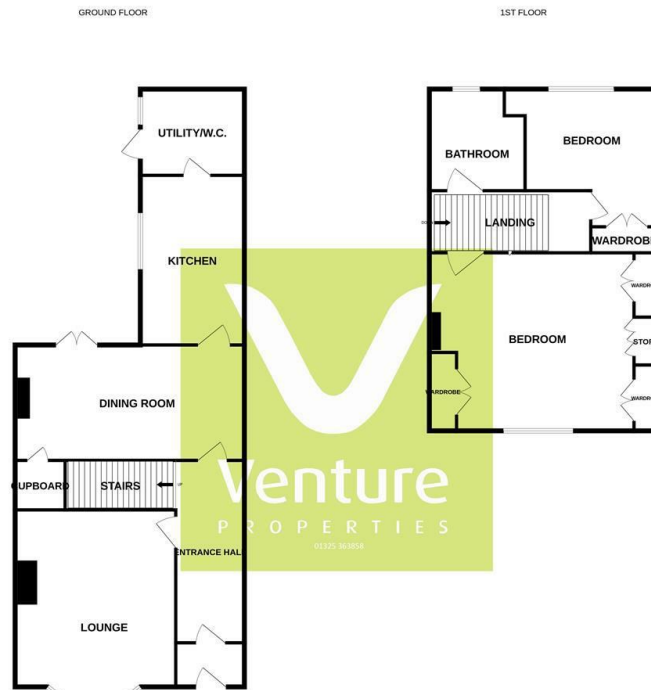
Sky

## Tenure

Freehold

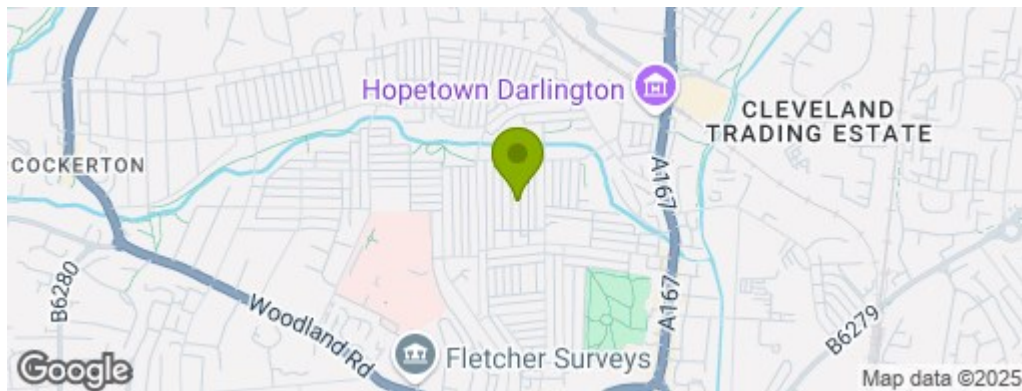
## Note

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 here, measurement 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 Metropix ©2025



## Property Information

01325 363858