



East Raby Street

Darlington DL3 7TJ

Offers Over £90,000



Venture
PROPERTIES



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East Raby Street

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- Two Bedroom Property
- Council Tax Band A

Situated in the heart of Darlington, this well-presented two-bedroom traditional terraced house offers a delightful blend of comfort and convenience. Located on East Raby Street, the property is ideally situated within easy reach of the vibrant town centre, making it perfect for those who appreciate the amenities and lifestyle that urban living provides.

Upon entering, you are greeted by two inviting reception rooms, which provide ample space for relaxation and entertaining. The layout is both practical and charming, allowing for a warm and welcoming atmosphere. The first floor features a well-appointed bathroom, complete with a separate w.c., ensuring that the needs of modern living are met with ease.

The two bedrooms are generously sized, offering a peaceful retreat at the end of the day. This property is particularly appealing as it comes with no onward chain, allowing for a smooth and straightforward purchasing process.

This terraced house is an excellent opportunity for first-time buyers, small families, or investors looking to add to their portfolio. With its traditional features and prime location, this home is sure to attract interest. Do not miss the chance to make this lovely property your own in the bustling town of Darlington.

Entrance Hall

Reception Room One

11'5" x 11'2" (3.48 x 3.41)

Upvc double glazed window to front, wall mounted gas fire, and radiator.

Reception Room Two

15'2" x 10'10" (4.64 x 3.31)

Upvc double glazed window to rear and under stairs storage.

Kitchen

13'7" x 6'6" (4.15 x 1.99)

Fitted with wall, base and drawer units, stainless steel sink with mixer tap, there is space for a cooker, washing machine, fridge and freezer. Vinyl flooring.

First Floor Landing

- No Onward Chain
- Epc Rating D

- Ideal First Time Buy or Investment

Bedroom One

15'1" x 11'2" (4.61 x 3.41)

Upvc double glazed window to front, storage cupboard and radiator.

Bedroom Two

10'9" x 9'10" (3.3 x 3.01)

Upvc double glazed window to rear and radiator.

Bathroom

Upvc double glazed window to side, panelled bath with shower over and screen.

Low level w.c., wash hand basin and heated towel rail. Part pvc walls and tiled floor.

Separate W.C

Externally

To the rear is a yard with 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: 1,001 ft 2 / 93 m 2

Plot size: 0.02 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

19 Mbps

Superfast

80 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability

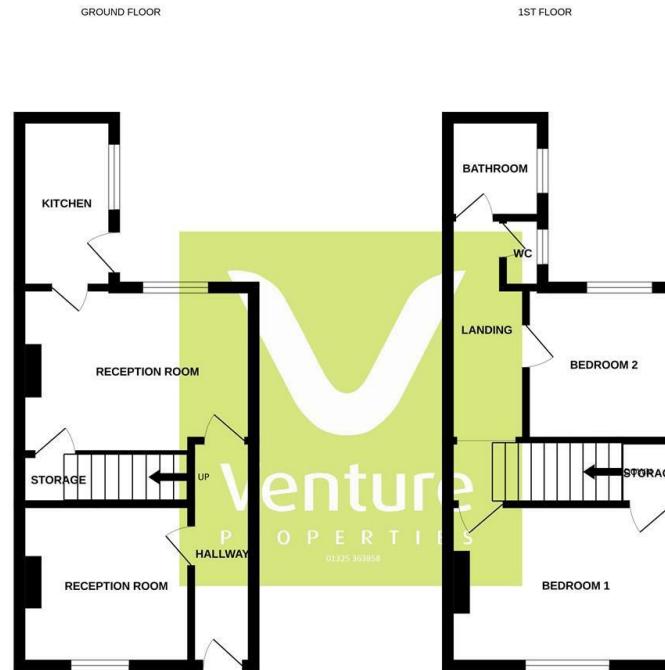
BT

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



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.

Property Information



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