



**Easson Road**

Darlington DL3 6BB

**£75,000**



**Venture**  
PROPERTIES



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# Easson Road

## Darlington DL3 6BB



- No Onward Chain
- Rear to Yard
- Dining Room

- Three Bedroom Terrace
- Council Tax Band A
- Ideal Investment

- Popular Denes Location
- EPC Rating D

### Public Notice

Address: 40 Easson Road  
We are acting in the sale of the above property and have received an offer of £70,000.

Any interested parties must submit their offer in writing to the selling agent within 14 days of the date of this notice. If no further acceptable offers are received during this period, the property will be marked as Sold Subject to Contract (SSTC) and no further offers will be accepted while under this status.

Date of Notice: 20/03/2026

Welcome to this spacious three-bedroom mid-terrace house located on Easson Road in the sought-after Denes area of Darlington. Spanning an impressive 958 square feet, this property offers a comfortable and inviting living space, perfect for families or those looking for a solid investment opportunity.

Upon entering, you will find two well-proportioned reception rooms. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy sitting room, a dining area, or a playroom for children. The layout of the home is designed to maximise space and light, creating a warm and welcoming atmosphere.

The property features three bedrooms, providing plenty of room. The bathroom is conveniently located to serve all bedrooms, making morning routines a breeze.

One of the standout features of this home is that it is offered with no chain, allowing for a smooth and efficient purchase process. This makes it an ideal choice for first-time buyers or investors looking to add to their portfolio.

Situated close to local amenities and the town centre, you will find everything you need within easy reach. From shops and restaurants to parks and schools, the location is perfect for those who appreciate convenience and community.

In summary, this terraced house on Easson Road presents a fantastic opportunity to own a lovely home in a desirable area of Darlington. With its spacious layout, two reception rooms, and three bedrooms, it is sure to appeal to a wide range of buyers. Don't mis

### Entrance Vestibule

Upvc door to front

### Lounge

11'9" x 13'1" (3.6 x 4.0)

Upvc double glazed bow window to front

### Dining Room

11'9" x 12'5" (3.6 x 3.8)

Situated to the rear with double glazed window.

### Kitchen

8'10" x 12'1" (2.7 x 3.7)

Situated to the rear with a range of units, cooker connection points and Upvc double glazed window and door to rear

### First Floor

Landing with store cupboard.

### Bedroom One

12'5" x 9'2" (3.8 x 2.8)

Upvc double glazed window to front

### Bedroom Two

9'2" x 12'5" (2.8 x 3.8)

Upvc double glazed window to rear

### Bedroom Three

9'2" x 5'6" (2.8 x 1.7)

Situated to the front with double glazed window.

### Bathroom

6'6" x 11'9" (2.0 x 3.6)

A spacious suite comprising panelled bath, wash hand basin, low level W,C and Upvc double glazed obscure window to

### Externally

To the rear is an enclosed yard with gated access to rear lane.

### Tenure

Freehold

### Property Details

Local Authority: Darlington  
Council Tax Band: A  
Annual Price: £1,581  
Conservation Area No  
Flood Risk Very low  
Floor Area 957 ft 2 / 89 m 2  
Plot size 0.02 acres  
Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

16 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

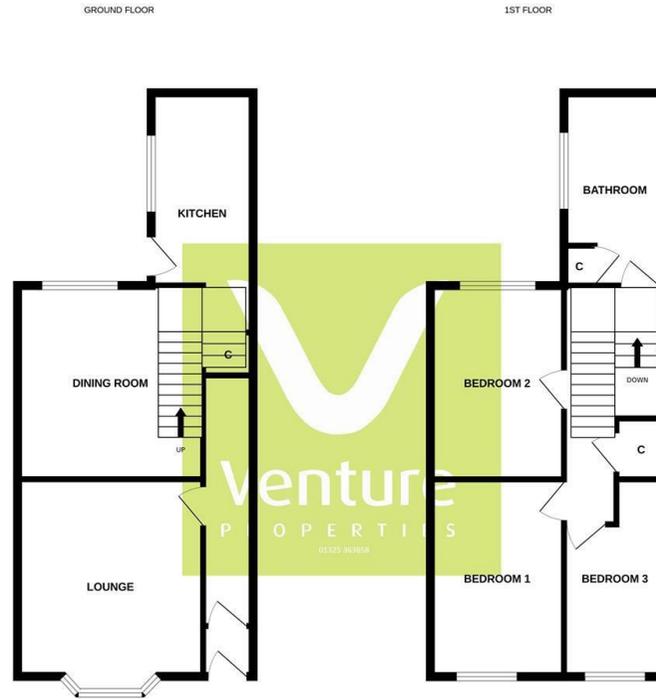
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Sky

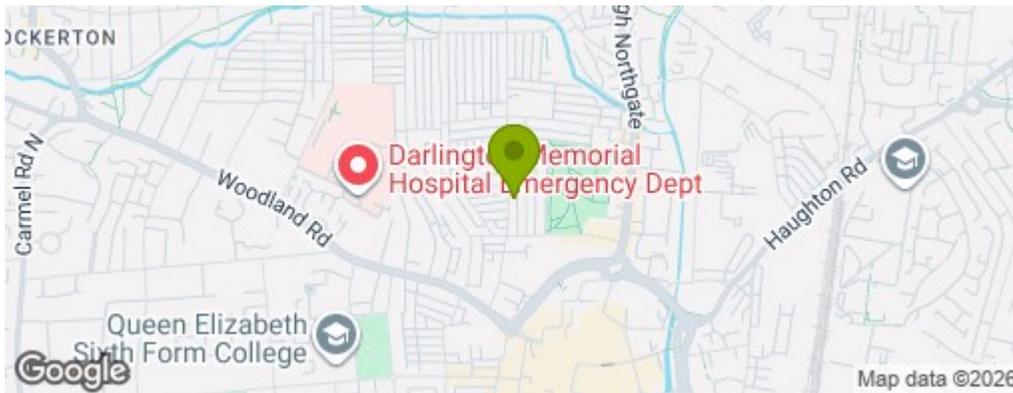
Virgin

### 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown here have been noted and no guarantee as to their operability or efficiency can be given. Made with Metrepro (2020)



## Property Information

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