



Coniston Street

Darlington DL3 6DJ

£129,995

V  
Venture  
PROPERTIES



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# Coniston Street

Darlington DL3 6DJ



- Two Bedroom Terraced Property
- Council Tax Band A
- Forecourt To The Front, Courtyard To Rear
- Popular Cockerton Location
- Epc Rating D
- Must Be Seen Internally

- Close to Amenities
- Two Reception Rooms

In the sought-after Cockerton area of Darlington, this charming two-bedroom terraced house on Coniston Street presents an excellent opportunity for both first-time buyers and savvy investors. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining guests. The well-proportioned bedrooms offer a comfortable retreat, while the bathroom is conveniently located to serve the household.

One of the standout features of this home is its prime location. Situated close to a variety of amenities, residents will enjoy easy access to local shops, schools, and parks, making it an ideal choice for families and professionals alike.

This property not only offers a delightful living space but also represents a promising investment opportunity in a popular area. With its attractive features and convenient location, this terraced house is sure to attract interest. Whether you are looking to make it your home or add to your property portfolio, this residence on Coniston Street is well worth considering. Contact our office to book a viewing.

## Entrance Vestibule

Composite door to front with fitted security alarm

## Lounge

13'11 x 12'4 (4.24m x 3.76m)

Upvc double glazed bay window to front, built in electric fire and radiator.

## Dining Room

13'11 x 8'5 (4.24m x 2.57m)

Upvc double glazed window to rear, under stairs storage and radiator.

## Kitchen

10'5 x 6'1 (3.18m x 1.85m)

Two Upvc double glazed windows to side and rear, fitted with wall, base and drawer units, electric hob and oven with extractor over, integrated microwave, washing machine and ceramic sink with mixer tap.

## First Floor Landing

Access to fully board loft via drop down ladder with power. Built in storage cupboards.

## Bedroom One

13'11 x 12'4 (4.24m x 3.76m)

Upvc double glazed window to front and radiator.

## Bedroom Two

11'11 x 8'11 (3.63m x 2.72m)

Upvc double glazed window to rear and radiator.

## Bathroom

Upvc double glazed obscure window to rear, fitted bath with shower over, wash hand basin and heated towel rail.

## W.C

Upvc double glazed obscure window to side and w.c.

## Externally

To the front there is a gated forecourt.

To the rear is an enclosed yard with decking area.

## Council Tax

Band A

## 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

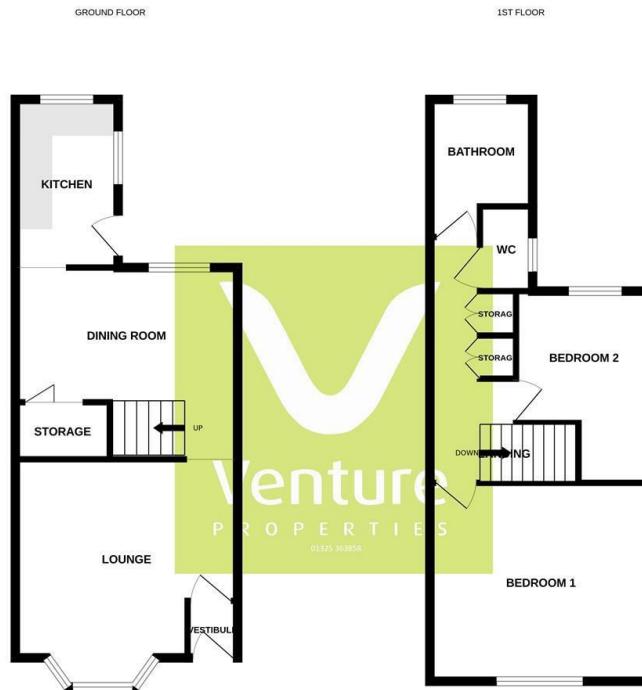
## Property Information

Local Authority  
Darlington  
Council Tax  
Band:  
A  
Annual Price:  
£1,506  
Conservation Area  
No  
Flood Risk  
No Risk  
Floor Area  
807 ft 2 / 75 m 2  
Plot size  
0.02 acres  
Mobile coverage

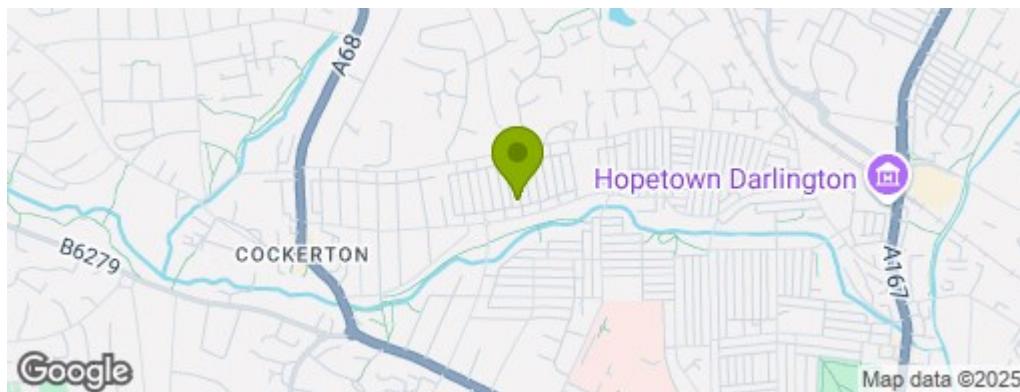
EE  
Vodafone  
Three  
O2  
Broadband

Basic  
7 Mbps  
Superfast  
80 Mbps  
Ultrafast  
9000 Mbps  
Satellite / Fibre TV Availability

BT  
Sky



While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements, windows, doorways, rooms and any other items are approximate and no responsibility is accepted 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 and fixtures and fittings have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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## Property Information

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