



Prescott Street

Darlington. DL1 2ND

Offers Over £75,000



Venture  
PROPERTIES



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# Prescott Street

Darlington. DL1 2ND



- Mid Terrace
- Albert Hill Location

A two bedroom mid terraced property, situated in the Albert Hill area of Darlington. The property would make an ideal first time buy and lies close to local amenities, as well as schools. Early viewing is highly recommended.

## Entrance Hall

UPVC part glazed front door and stairs leading to the first floor.

## Lounge

13' x 10'10 (3.96m x 3.30m)  
Double glazed window, double radiator and wall mounted electric fire.

## Dining Room

13'10 x 8'10 (4.22m x 2.69m)  
Double glazed window, double radiator and under stairs storage.

## Kitchen

17'3 x 5'1 (5.26m x 1.55m)  
Laminate flooring, kitchen suite comprising floor, wall and drawer units, contrasting work surfaces, stainless steel sink and mixer tap, part tiled walls, electric oven, gas hob, double glazed window, double radiator and UPVC part glazed door leading to rear yard.

- Two Bedrooms
- Council Tax Band A

- Ideal First Time Buy
- EPC Rating D

## First Floor

Landing.

### Bedroom 1

14'1 x 12'11 (4.29m x 3.94m)  
Double bedroom situated to the front of the property with double glazed windows and double radiator.

### Bedroom 2

8'11 x 8'1 (2.72m x 2.46m)  
To the rear with double glazed window and double radiator.

## Bathroom

Vinyl flooring, fitted with a suite comprising low level w/c, wash hand basin, panelled bath, over head shower and screen, part tiled walls, double glazed window and heated towel rail.

## Externally

Enclosed yard to the rear of the property with gated access to rear alleyway.

## Council Tax

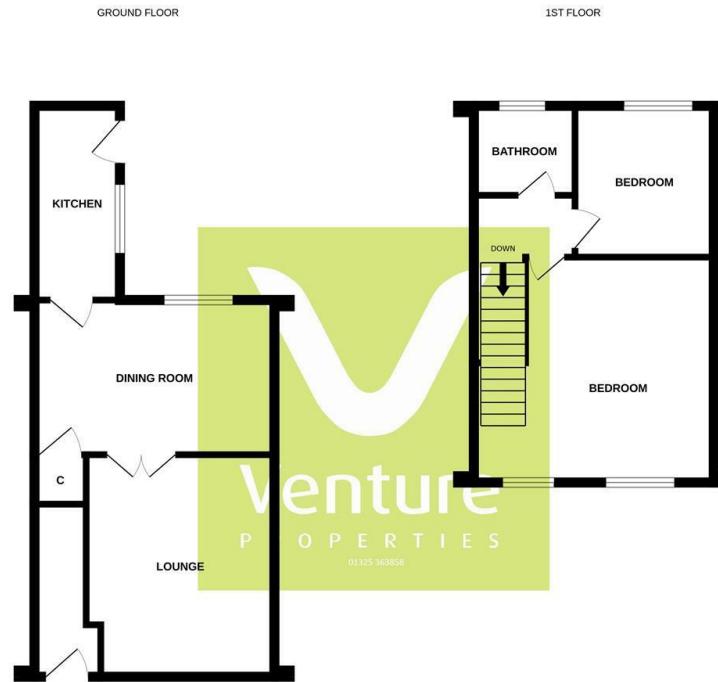
Band A

## Tenure

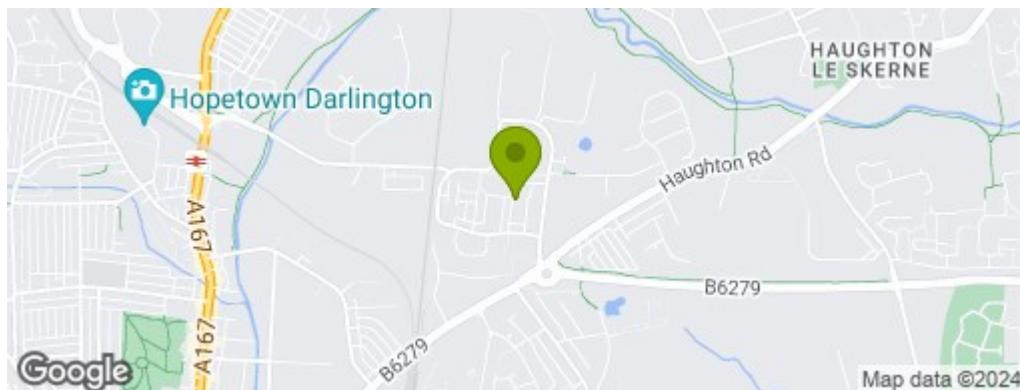
This property is freehold

## 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 effort 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 and equipment shown have not been tested and no guarantee as to their operation or efficiency can be given.  
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## Property Information

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