



Grosvenor Street

Darlington DL1 5ET

Offers Over £85,000





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.



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Grosvenor Street

Darlington DL1 5ET



- Two Bedroom mid Terrace Property
- Excellent Transport Links
- Epc Rating D

- South Park Location
- Outdoor Rear Space
- Ideal Investment Opportunity

- Close to Schools, Parks and Town Centre
- Council Tax Band A

On Grosvenor Street in Darlington, this updated and improved two-bedroom terraced house presents an excellent opportunity for first-time buyers, small families or savvy investors. The property boasts two inviting reception rooms, providing ample space for relaxation and entertaining. The well-proportioned bedrooms offer a comfortable retreat, while the bathroom is conveniently located to serve the household's needs.

Situated in the desirable South Park location, this home is perfectly positioned for those who appreciate the beauty of green spaces, with parks just a stone's throw away. Families will find the proximity to local schools particularly appealing, ensuring that education is easily accessible. Additionally, the town centre is within a short distance, allowing for effortless access to a variety of shops, restaurants, and amenities.

This property not only offers a comfortable living space but also represents an ideal investment opportunity in a thriving area. With its blend of convenience and charm, this terraced house on Grosvenor Street is a must-see for anyone looking to make a wise property choice in Darlington.

Entrance Hall

Lounge

12'7 x 10'7 (3.84m x 3.23m)

Upvc double glazed bow window to front, coving to ceiling, fireplace with inset fire and radiator. Double doors to dining room.

Dining Room

11'5 x 12'7 (3.48m x 3.84m)

Upvc double glazed window to rear and radiator.

Kitchen

9'1 x 5'4 (2.77m x 1.63m)

Upvc double glazed window to side, base units with contrasting worktops, stainless steel sink with mixer tap and space for a cooker. Part tiled walls. Open access to utility room.

Utility Room

9'3 x 5'8 (2.82m x 1.73m)

Upvc door to rear, fitted with wall, base and drawer units, space for a washing machine and tumble dryer. Access to loft, part tiled walls and fully tiled floor.

First Floor Landing

With storage cupboard.

Bedroom One

10'7 x 16'4 (3.23m x 4.98m)

Upvc double glazed window to front and two radiators.

Bedroom Two

8'9 x 14'5 (2.67m x 4.31m)

Upvc double glazed window to rear and radiator. Storage cupboard housing boiler.

Bathroom

Upvc double glazed obscure window to side, panelled bath with shower over, low level w.c and wash hand basin. Heated towel rail and vinyl flooring.

Externally

To the rear is an enclosed yard which is mainly laid to paving, 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 1,033 ft 2 / 96 m 2

Plot size 0.02 acres

Mobile coverage

EE

Vodafone

Three

C2

Broadband

Basic

14 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

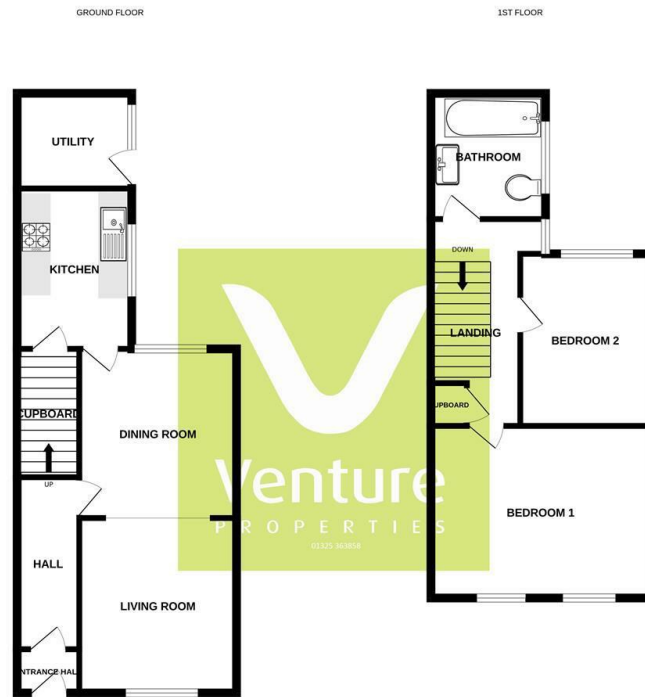
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Sky

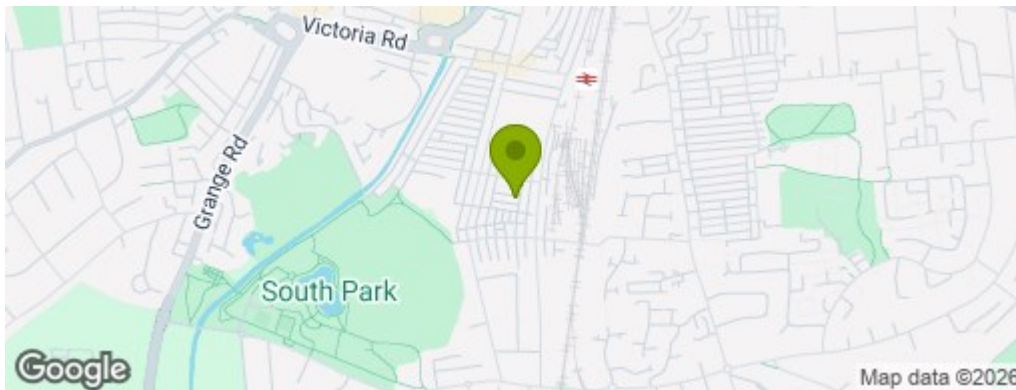
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Note

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While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 guidance purposes only and should be used as such for any prospective purchase. The services, contents and appliances shown here are not tested and no guarantee is given to their operability or efficiency can be given. Made with Metagen 02/25



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