



**St. Pauls Terrace**

Darlington DL1 2HE

**£132,500**







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# St. Pauls Terrace

Darlington DL1 2HE



- Two Bedroom Terraced Property
- Rear Yard

- Close to Amenities
- Council Tax Band A

- Ideal Investment Opportunity
- Epc Rating D

St. Pauls Terrace in Darlington, is a well presented three bedroom, mid terrace property, ideal for first time buyers or investors alike. Within easy reach of amenities, schools, retail park, green spaces and access to the A1 Motorway.

The property is tastefully decorated in neutral colours and benefits from Gas Central heating, Upvc Double Glazing and a modern and fresh Kitchen.

With its blend of character and practicality, this terraced house is sure to attract interest. Do not miss the chance to make this lovely home your own.

## Entrance Hall

Upvc door to front.

## Lounge

11'11 x 11'6 (3.63m x 3.51m)

Upvc double glazed bow window to front, deep coving to ceiling, brick fireplace with hearth, encasing log burning stove and radiator.

## Dining Room

12'4 x 11'6 (3.76m x 3.51m)

Upvc double glazed window to rear, radiator and laminate flooring.

## Kitchen

13'5 x 7'3 (4.09m x 2.21m)

Upvc double glazed window to side, fitted with modern white high gloss wall, base and drawer units. Composite sink with mixer tap, integrated electric hob with extractor over and oven. There is space for a washing machine and fridge freezer. Part tiled New York style tiled walls and tiled floor with spotlights to ceiling and door to rear.

## First Floor Landing

### Bedroom One

15'1 x 11'11 (4.60m x 3.63m)

Upvc double glazed window to front, deep coving to ceiling and radiator and cast iron fireplace.

### Bedroom Two

12'2 x 8'10 (3.71m x 2.69m)

Upvc double glazed window to rear, deep coving to ceiling, fireplace and radiator.

### Bedroom Three

7'3 x 6'10 (2.21m x 2.08m)

Upvc double glazed windows to rear and side with radiator. This room is currently set up as an office which is useful for people who work from home.

## Bathroom

Fitted bath with central mixer taps, shower over and screen. Low level w.c, wash hand basin with mixer tap and tiled walls.

## Externally

To the front is a gated forecourt.

To the rear is an enclosed paved yard with gated access to rear, storage shed and outside tap.

## 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

9 Mbps

Superfast

71 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

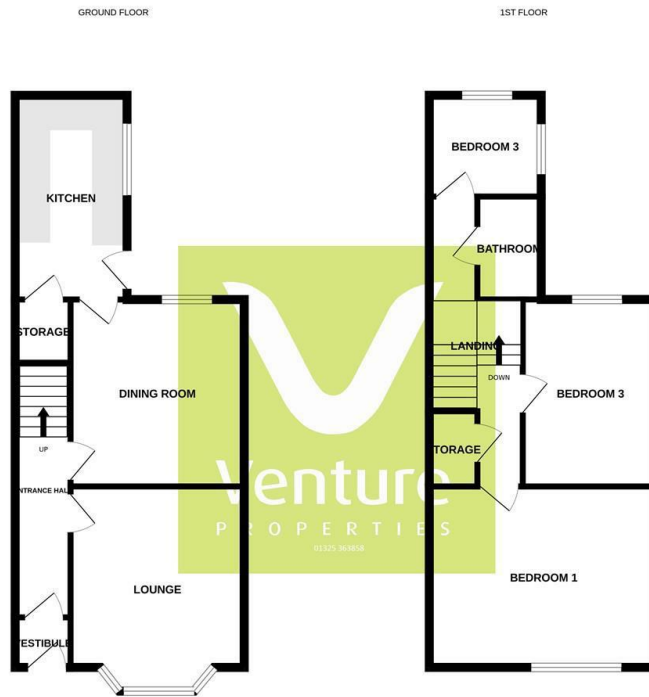
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Sky

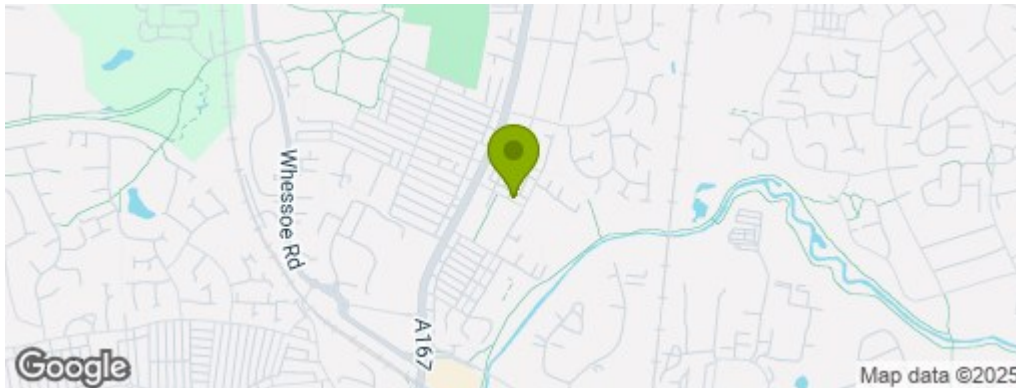
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## Note

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Whilst 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 mis-statement. This plan is for information purposes only and should not 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. Made with Metronix 02025



## Property Information

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