



**Coniston Street**

Darlington DL3 6DJ

**£125,000**







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# Coniston Street

Darlington DL3 6DJ



- Two Bedroom Terraced Property
- Council Tax Band A
- Newly Refurbished Kitchen

- Denes Location of Darlington
- Epc Rating C

- Rear Garden
- Close to Darlington Memorial Hospital

Located on Coniston Street in the popular town of Darlington, this immaculately presented terraced house offers a delightful blend of comfort and modern living. With a stylish kitchen/breakfast room, well appointed lounge, two well-proportioned bedrooms and a modern refitted bathroom, this property is perfect for small families, couples, or individuals seeking a serene retreat.

The ground floor features a welcoming reception room that exudes warmth and character, providing an ideal space for relaxation or entertaining guests. The modern kitchen is a standout feature, equipped with contemporary fittings that make cooking a pleasure. It seamlessly connects to the well-maintained rear garden, which boasts a lovely seating area, perfect for enjoying al fresco dining or simply unwinding in the fresh air.

Situated close to the vibrant Cockerton Village, residents will benefit from a variety of local amenities, including shops, cafes, and parks. Additionally, the proximity to the Memorial Hospital ensures convenience for healthcare needs.

This property is not only a home but a lifestyle choice, offering a peaceful environment while remaining well-connected to the heart of Darlington. Viewing is highly recommended to fully appreciate the charm and quality this home has to offer. Don't miss the opportunity to make this delightful house your new home.

## Entrance Vestibule

With a composite door leading into the lounge.

## Lounge

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

Upvc double glazed bay window to front, wall mounted contemporary fire, Oak wood flooring and skirtings, radiator.

## Kitchen/Diner

9'4 x 13'11 (2.84m x 4.24m)

Upvc double glazed window to rear, fitted with a modern range of white matt finish wall, base and drawer units with matching oak worktops. Sink with mixer tap, integrated dishwasher and electric hob with extractor over and eye level oven. Space for washing machine, tumble dryer and fridge freezer. Spotlights to ceiling. Double doors to rear. Space for table and chairs and Oak flooring.

## First Floor Landing

### Bedroom One

12'5 x 14' (3.78m x 4.27m)

Upvc double glazed window to front and radiator. Freestanding part mirrored door wardrobes from IKEA to remain.

### Bedroom Two

9'4 x 9'11 (2.84m x 3.02m)

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

## Bathroom

Upvc double glazed obscure window to rear, refitted with a modern white suite comprising panelled bath with shower over, w.c and wash hand basin, part panelled walls and radiator.

## Externally

To the front is a gated forecourt.

To the rear is a west facing garden which is paved with storage shed.

## Tenure

## Property Details

Local Authority

Darlington

Council Tax

Band:

A

Annual Price:

£1,581

Conservation Area

No

Flood Risk

Very low

Floor Area

0 ft 2 / 0 m 2

Plot size

0.02 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

6 Mbps

Superfast

79 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

BT

Sky

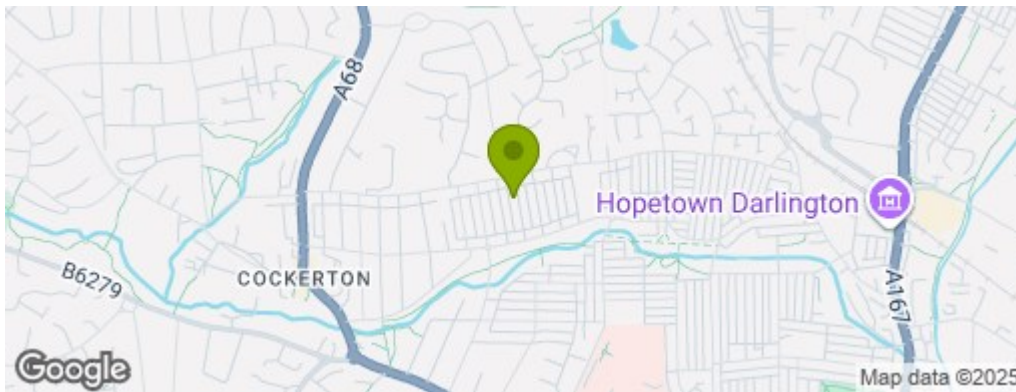
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## Note

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While 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 mis-statement. This plan is for illustrative purposes only and should 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.  
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## Property Information

**01325 363858**

45 Duke Street, Darlington, County Durham, DL3 7SD  
sales@venturepropertiesuk.com