



Barningham Street

Darlington DL3 6NT

Offers Over £90,000





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Barningham Street

Darlington DL3 6NT



- Two Bedroom Mid Terrace Property
- Ideal First time Buy

- Popular Denes Location
- Epc Rating E

- Close to Amenities

Positioned in the sought-after Denes area of Darlington, this well-presented two-bedroom mid-terrace house offers an excellent opportunity for first-time buyers or investors alike. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining.

The modern fitted kitchen is a highlight, designed to meet the needs of contemporary living, while the ground floor shower room adds convenience for residents and guests. Upstairs, you will find two comfortable bedrooms, perfect for restful nights. Additionally, the property features a second bathroom, enhancing its appeal for families or those who enjoy having extra facilities.

Situated close to the Town Centre, this home benefits from easy access to local amenities, including shops, cafes, and the Memorial Hospital, making it an ideal location for both convenience and community.

With its attractive features and prime location, this property is a must-see. We highly recommend scheduling a viewing to fully appreciate what this charming home has to offer.

Entrance Vestibule

Upvc door to front.

Lounge

13'4 x 12'9 (4.06m x 3.89m)

Upvc double glazed window to front, part panelling to walls, laminate flooring and radiator.

Dining Room

12'8 x 7'2 (3.86m x 2.18m)

Upvc double glazed window to rear, part panelling to walls, staircase to first floor with storage under and radiator. There is space for a table and chairs.

Kitchen

9' x 7' (2.74m x 2.13m)

Upvc double glazed window to side, high quality grey wall, base and drawer units with contrasting worktops, four ring hob with extractor over and eye level oven, sink with mixer tap, integrated dishwasher and there is space for a washing machine. Tiled floor and radiator.

Downstairs Bathroom

Upvc double glazed obscure window to side, fitted with bath, shower cubicle, low level w.c, wash hand basin, tiled floor and radiator.

First Floor Landing

Bedroom One

13'4 x 12'10 (4.06m x 3.91m)

Upvc double glazed window to front, part panelled walls, wardrobes and radiator.

Bedroom Two

12'10 x 7'1 (3.91m x 2.16m)

Upvc double glazed window to rear and radiator.

En-Suite W.C

Low level w.c, wash hand basin and tiled floor.

Externally

To the rear is an enclosed yard with gated access to rear.

Tenure

Freehold

Property Description

Local Authority: Darlington

Council Tax Band: A

Annual Price: £1,506

Conservation Area: No

Flood Risk: Very low

Floor Area: 721 ft 2 / 67 m 2

Plot size: 0.01 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

17 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

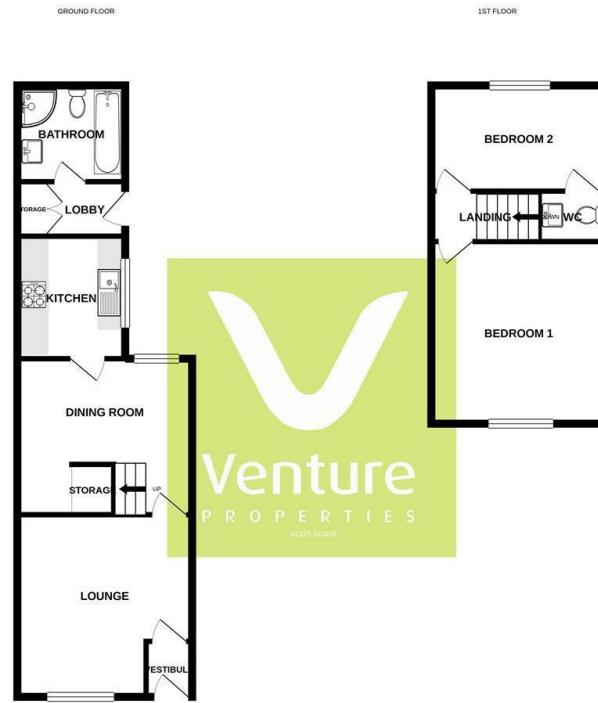
Satellite / Fibre TV Availability

BT

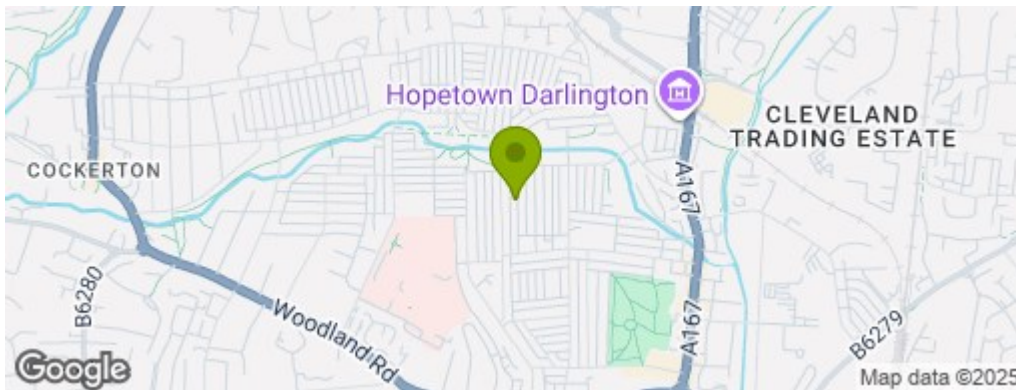
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Note

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 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 guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not tested and no guarantee as to their operability or efficiency can be given. Made with Ventroplan 12/2021



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