



**Bedford Street**

Darlington DL1 5JX

**£96,500**

  
**Venture**  
PROPERTIES





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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# Bedford Street

Darlington DL1 5JX



- Three Bedroom Terraced Property
- Private Yard to Rear with Gated Access
- Council Tax Band A

- Downstairs Bathroom
- Ideal Investment Property
- Epc Rating D

- Close to Amenities & Parks
- Freshly Decorated

In the charming South Park area of Darlington, this delightful terraced house on Bedford Street offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample room for relaxation and entertaining, making it a wonderful home for social gatherings.

The house has been freshly decorated, presenting a modern and welcoming atmosphere that is ready for you to move in and make your own. The bathroom is functional and well-maintained, catering to the needs of everyday life.

The yard to the rear, provides a private outdoor space for gardening, play, or simply enjoying the fresh air.

Situated close to local amenities, you will find shops, schools, and parks within easy reach, enhancing the appeal of this lovely home. This property is not just a house; it is a place where memories can be made. If you are looking for a comfortable and conveniently located home in Darlington, this terraced house on Bedford Street is certainly worth considering.

## Entrance Vestibule

Composite door to front, staircase to first floor landing and radiator.

## Lounge

11'10 x 11'1 (3.61m x 3.38m)

Upvc double glazed bay window to front, gas fire in surround and radiator.

## Dining Room

12'1 x 11'10 (3.68m x 3.61m)

Upvc double glazed window to rear, under stairs storage and radiator.

## Kitchen

10'9 x 7'1 (3.28m x 2.16m)

Upvc double glazed window to side, fitted with wall, base and drawer units and stainless steel sink with mixer tap. There is space for a cooker, washing machine, tumble dryer and fridge freezer.

## Lobby

Upvc double glazed window to rear.

## Downstairs Bathroom

Upvc double glazed window to side, panelled bath, w.c, wash hand basin and radiator.

## First Floor Landing

Storage cupboard, access to loft via drop down ladder and radiator.

## Bedroom One

15'2 x 11'2 (4.62m x 3.40m)

Upvc double glazed window to front and radiator.

## Bedroom Two

12'2 x 9'1 (3.71m x 2.77m)

Upvc double glazed window to rear and radiator.

## Bedroom Three

10'9 x 7'1 (3.28m x 2.16m)

Upvc double glazed window to front and radiator.

## Externally

To the rear there is a yard with double gates to rear lane.

## Tenure

Freehold

## Property Details

Local Authority: Darlington

Council Tax Band: A

Annual Price: £1,506

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

C2

Broadband

Basic

8 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

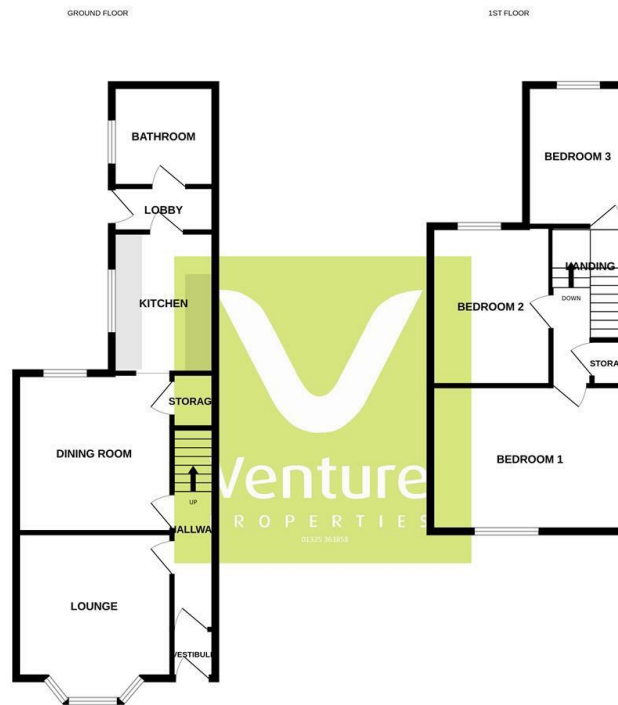
Satellite / Fibre TV Availability

BT

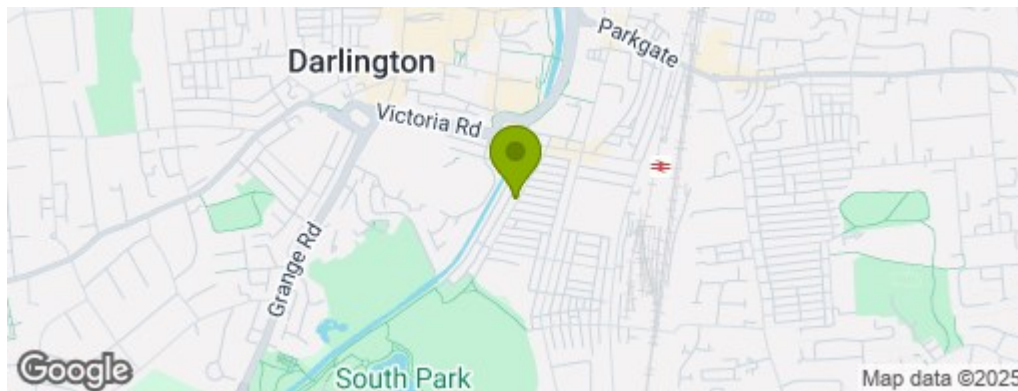
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## Note

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



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 errors, omissions or misstatements. This plan is for guidance 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

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