



**Marshall Street**

Darlington DL3 6NW

**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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# Marshall Street

Darlington DL3 6NW



- Mid Terrace
- Ideal First Time Buy

- Two Bedrooms
- Council Tax Band A

- Immaculately Presented
- EPC Rating D

This immaculately presented updated and improved two bedroom mid terraced property comes to the market with no onward chain and is located on the popular Denes area of Darlington within easy reach of town centre, Memorial Hospital, popular schools and local amenities.

The property has been freshly decorated and re-carpeted throughout and is in ready to move into condition and would suit an investor or first time buyer.

Viewing is recommended

## Entrance Vestibule

With upvc door to the front.

## Entrance Hallway

With radiator and staircase to the first floor.

## Lounge

13'3 x 10'5 (4.04m x 3.18m)

Upvc double glazed bay window to the front, feature fireplace and radiator.

## Dining Room

14'1 x 11'3 (4.29m x 3.43m)

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

## Kitchen

12'10 x 6'4 (3.91m x 1.93m)

Upvc double glazed window to the side and door to the side. Fitted with a modern range of white wall, base and drawer units, contrasting work surfaces, stainless steel sink unit, integrated fridge, space for cooker, space for washing machine, ceiling spotlights, radiator and tiled floor.

## First Floor

Landing.

## Bedroom 1

14'1 x 11'1 (4.29m x 3.38m)

Upvc double glazed window to the front, radiator.

## Bedroom 2

14'6 x 8'6 (4.42m x 2.59m)

Upvc double glazed window to the rear, radiator.

## Bathroom

Fitted with a modern white suite comprising panelled bath with shower over and shower screen, low level wc, wash hand basin, part tiled walls, tiled floor, heated towel rail.

## Externally

There is a good sized yard to the rear with gated access, two sheds and an outside water supply.

## Council Tax

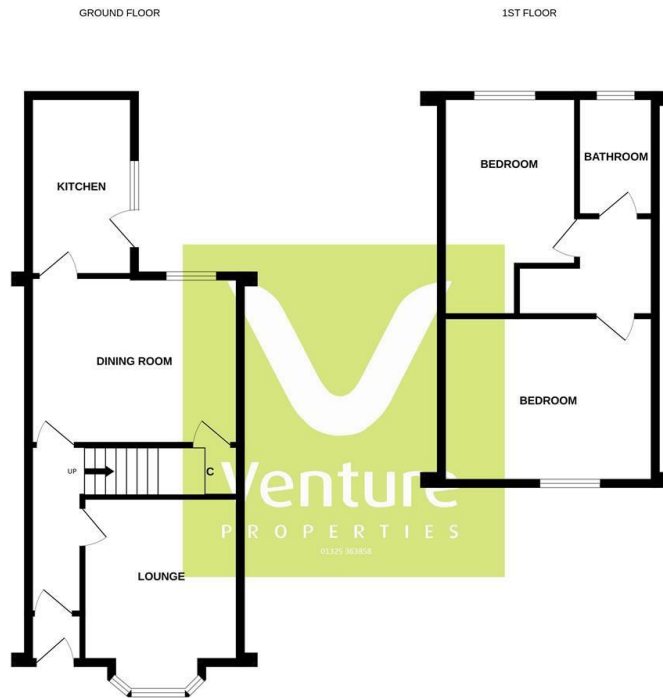
Band A

## Tenure

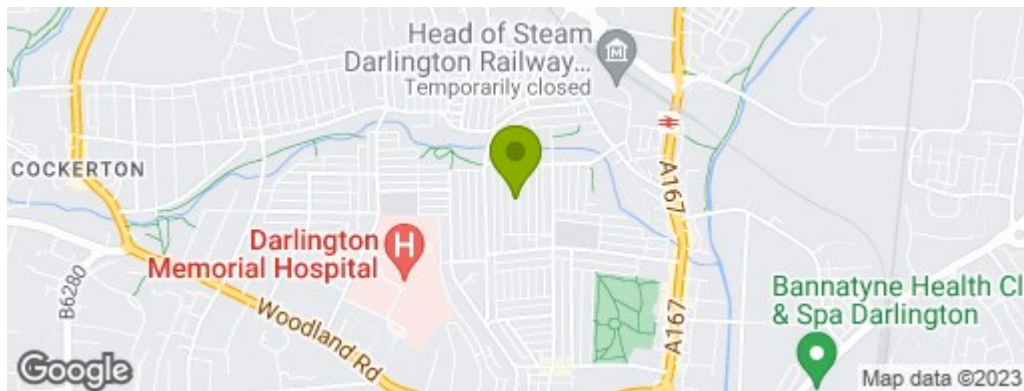
This property is freehold

## 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 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 by any prospective purchaser. The plan, drawings and description are given in good faith and no liability or guarantee as to their accuracy or efficiency can be given.  
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## Property Information

**01325 363858**

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