



**Barningham Street**

Darlington DL3 6NT

**£75,000**







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# Barningham Street

Darlington DL3 6NT



- Mid Terrace Two Bedroom Property
- Yard to Rear

- Denes Location
- Epc Rating D

- Two Reception Rooms
- Council Tax Band A

This immaculately presented updated and completely refurbished two bedroom mid terraced property comes to the market with no onward chain. The property has just undergone a total refurbishment to include refitted kitchen and bathroom, newly installed central heating boiler, new flooring and redecoration throughout. The property lies within easy reach of schools, shops and amenities and viewing is highly recommended.

## Entrance Hall

With upvc door to the front.

## Lounge

13'1 x 12'11 (3.99m x 3.94m)

Upvc double glazed window to the front, radiator and built in cupboard into alcove.

## Dining Room

12'11 x 7'2 (3.94m x 2.18m)

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

## Kitchen

14'1 x 6'7 (4.29m x 2.01m)

Upvc double glazed window to the side and door to the rear, fitted with a stylish range of grey wall, base and drawer units, contrasting work surfaces, matching splash backs, one and a half bowl stainless steel sink unit with mixer tap, four ring gas hob, oven and extractor, space for fridge/freezer, space for washing machine, vinyl flooring.

## First Floor Landing

## Bedroom One

11' x 9'10 (3.35m x 3.00m)

Upvc double glazed window to the front and radiator.

## Bedroom Two

8' x 7'3 (2.44m x 2.21m)

Upvc double glazed window to the rear and radiator.

## Bathroom

Refitted with a modern white suite comprising panelled bath with shower over and mixer tap, low level wc, wash hand basin, part tiled walls, vinyl flooring, cupboard housing Potterton boiler (installed 2019)

## Externally

There is an enclosed courtyard to the rear with gated access.

## Tenure

Freehold

## Property Details

Local Authority: Darlington

Council Tax Band: A

Annual Price: £1,581

Conservation Area : No

Flood Risk: Very low

Floor Area: 742 ft 2 / 69 m 2

Plot size: 0.02 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

17 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

BT

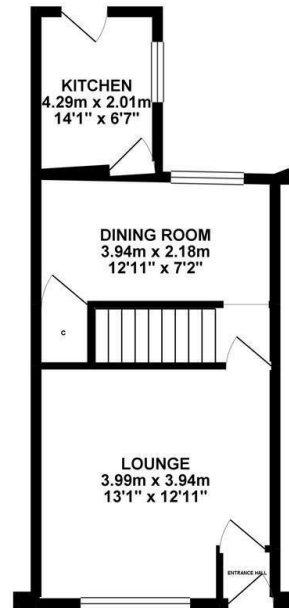
Sky

Virgin

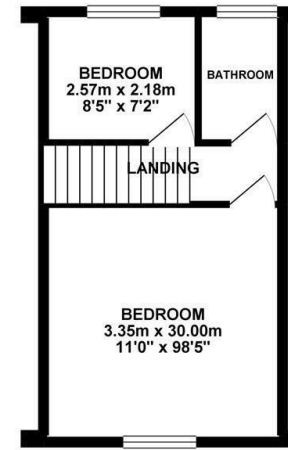
## Note

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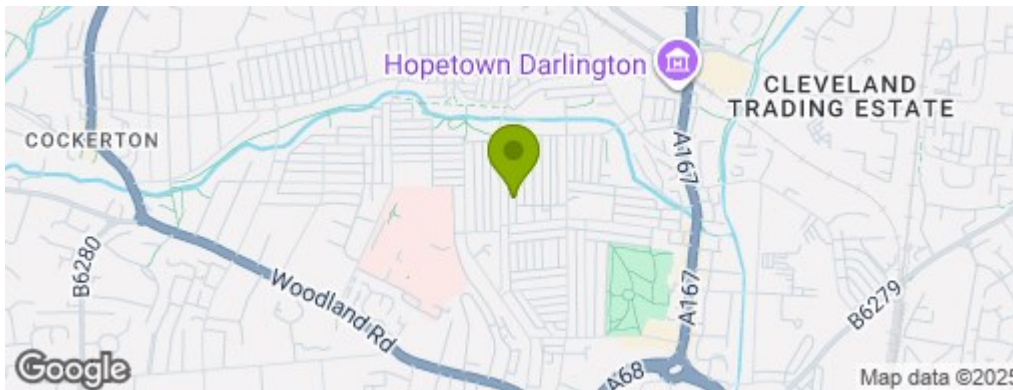
GROUND FLOOR 33.55 sq. m.  
( 361.10 sq. ft. )



1ST FLOOR 28.50 sq. m.  
( 306.78 sq. ft. )



TOTAL FLOOR AREA: 62.05 sq. m. ( 667.88 sq. ft. ) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other parts 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

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