



Brunton Street

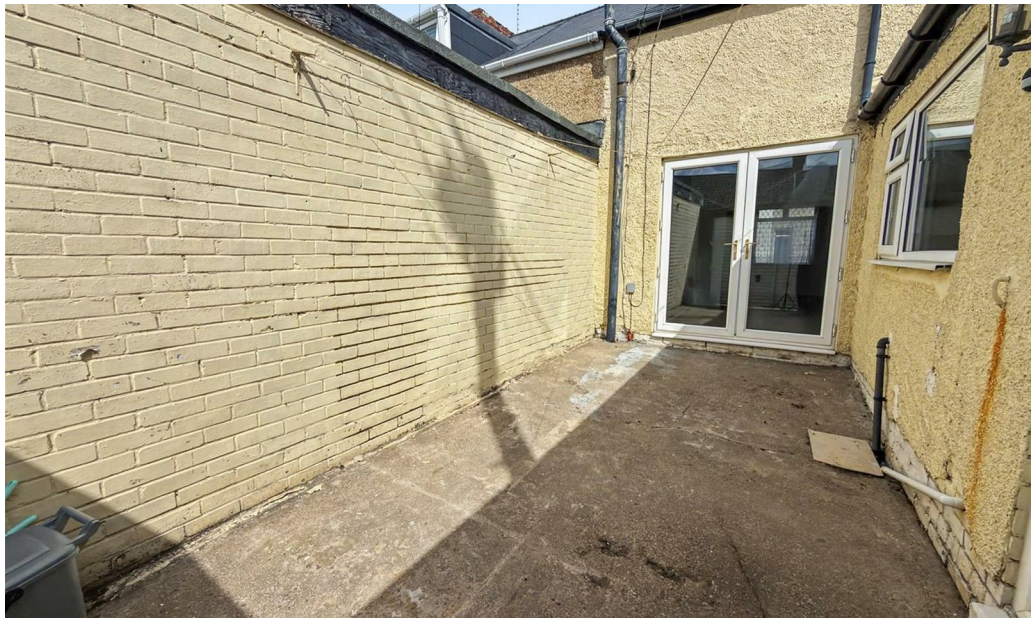
Darlington DL1 4EN

Offers Around £95,000





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.



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.

Brunton Street

Darlington DL1 4EN



- Spacious Two Bedroom Mid Terrace
- Two Reception Rooms
- No Chain

- Double Bedrooms With Fitted Robes
- Modern Kitchen
- Must Be Seen

- Ideal First Home Or Investment
- Close To Amenities And Train Station
- Council Tax Band A

Nestled on Brunton Street in the charming town of Darlington, this delightful terraced house is a true gem that must be seen to be fully appreciated. With two spacious reception rooms, this property offers a surprising amount of space, akin to a Tardis, making it perfect for both relaxation and entertaining.

The house features two well-proportioned bedrooms, providing comfortable living for individuals or small families. The newly fitted kitchen is a highlight, boasting modern fixtures and ample storage, making it a joy for any home cook. Additionally, the contemporary shower room has been thoughtfully designed to offer both style and functionality.

One of the key advantages of this property is its prime location. Situated just moments away from local amenities, residents will find everything they need within easy reach. The nearby train station, which is just a two minute walk away further enhances the appeal, providing excellent transport links for those commuting or wishing to explore the surrounding areas.

Offered to the market with no onward chain, this home presents a fantastic opportunity for buyers seeking a move-in ready property. With its blend of modern comforts and convenient location, this terraced house is sure to attract interest. We highly recommend an internal viewing to truly appreciate all that this lovely home has to offer.

Entrance Hallway

With front door and access into reception rooms.

Lounge

11'11" x 12'4" (3.63m x 3.76m)

Situated to the front with double glazed window and open aspect into

Dining Room

12'2" x 13'5" (3.71m x 4.09m)

Situated to the rear with double glazed french doors leading out to the pleasing courtyard.

Kitchen

9'10" x 5'8" (3.00m x 1.73m)

With a modern range of wall and floor units, double glazed window to side elevation and access into lobby area.

Lobby

With rear back door.

Shower Room

With a shower, low level WC and wash hand basin.

First Floor

Landing.

Bedroom 1

15'5" x 11'10" (4.70m x 3.61m)

A good double bedroom to the front with double glazed window and fitted robes.

Bedroom 2

12'3" x 11'11" (3.73m x 3.63m)

Another good double bedroom to the rear with double glazed window and fitted robes.

Outside

The home has a courtyard to rear with up and over door allowing rear lane access.

Tenure

Freehold

Property Details

Local Authority: Darlington

Council Tax Band: A

Annual Price: £1,663

Conservation Area No

Flood Risk Very low

Floor Area 775 ft² / 72 m²

Plot size 0.02 acres

Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
12 Mbps
Superfast
80 Mbps
Ultrafast
10000 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

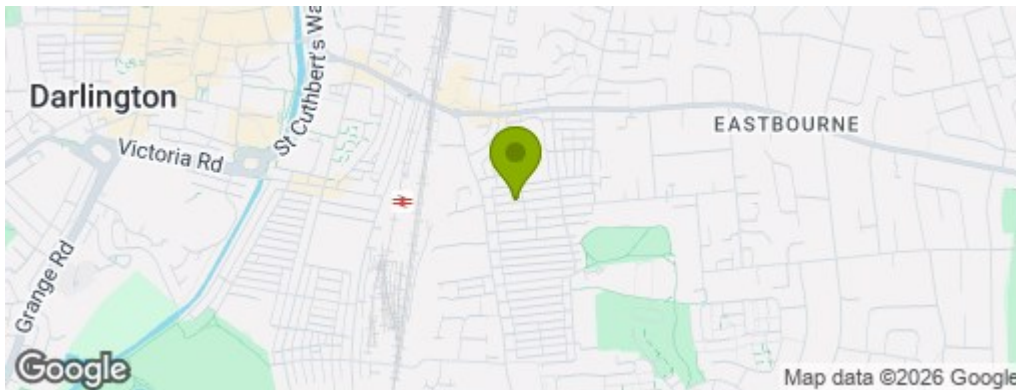
Note

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

Approx Gross Internal Area
82 sq m / 879 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Property Information

01325 363858

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