



**Brunton Street**

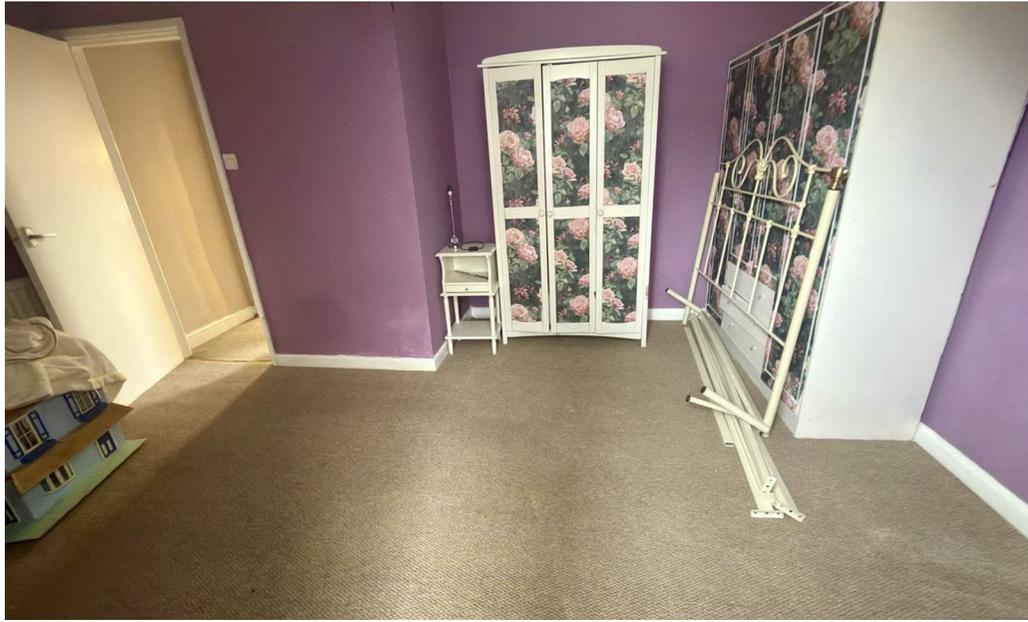
Darlington DL1 4EN

**Offers Over £65,000**





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# Brunton Street

Darlington DL1 4EN



- Two Bedroom Property
- Two Reception Rooms
- Close To Train Station And Amenities

- Eastbourne Area of Darlington
- Gas Central Heated
- EPC Grade D

- Ideal Investment
- Mostly Double Glazed
- Council Tax Band A

Nestled on Brunton Street in the charming town of Darlington, this terraced house presents an excellent investment opportunity. Boasting two well-proportioned bedrooms, this property is perfect for those seeking a comfortable living space or a promising rental prospect.

Upon entering, you will find two inviting reception rooms that offer versatility for both relaxation and entertaining. The layout is designed to maximise space and light, creating a warm and welcoming atmosphere throughout. The property is mostly double glazed, ensuring a peaceful environment while also enhancing energy efficiency. Additionally, the gas central heating provides warmth and comfort during the colder months.

The location is particularly advantageous, with local amenities just a stone's throw away. Whether you require shops, cafes, or services, everything you need is conveniently close at hand. Furthermore, the proximity to the train station makes commuting a breeze, connecting you effortlessly to nearby towns and cities.

This two-bedroom terraced house on Brunton Street is not just a home; it is a strategic investment in a thriving area. With its appealing features and prime location, it is sure to attract interest from both first-time buyers and seasoned investors alike. Do not miss the chance to explore this promising property.

## Entrance Hall

With front door, access to ground floor rooms, and under stairs storage cupboard.

## Lounge

12'5" x 12'5" (3.8 x 3.8)

Situated at the front of the property with double glazed window, gas and heating radiator and feature fireplace.

## Dining Room

12'5" x 13'5" (3.8 x 4.1)

Situated to the rear of the property with double glazed French doors leading out to the pleasing court garden, gas leading radiator, feature fireplace and access leading to the first floor.

## Kitchen

6'6" x 8'10" (2 x 2.7)

Situated to the rear of the property with a modern range of wall and floor unit with integrated oven and hob, plumbing connections for an automatic washing machine, parked tiled walls, double glazed window and access leading into lobby area

## Lobby

With rear back door.

## Bathroom

6'2" x 5'10" (1.9 x 1.8)

With a modern suite comprising panelled bath, pedestal wash and basin, low-level WC, fully tiled walls, double glazed window, gas and radiator and tiled flooring.

## First Floor Landing

Landing area.

## Bedroom One

16'0" x 10'9" max (4.9 x 3.3 max)

Situated to the front of the property with gas and heating radiator and window to front elevation.

## Bedroom Two

6'6" x 10'5" (2 x 3.2)

Situated to the rear of the property with Velux window and gas and radiator.

## Externally

The home has a enclosed court garden to the rear of which has rear gate access to the service lane.

## Tenure

Freehold

## Property Details

Local Authority: Darlington

Council Tax Band: A

Annual Price: £1,581  
Conservation Area No  
Flood Risk Very low  
Floor Area 0 ft 2 / 0 m 2  
Plot size 0.02 acres  
Mobile coverage

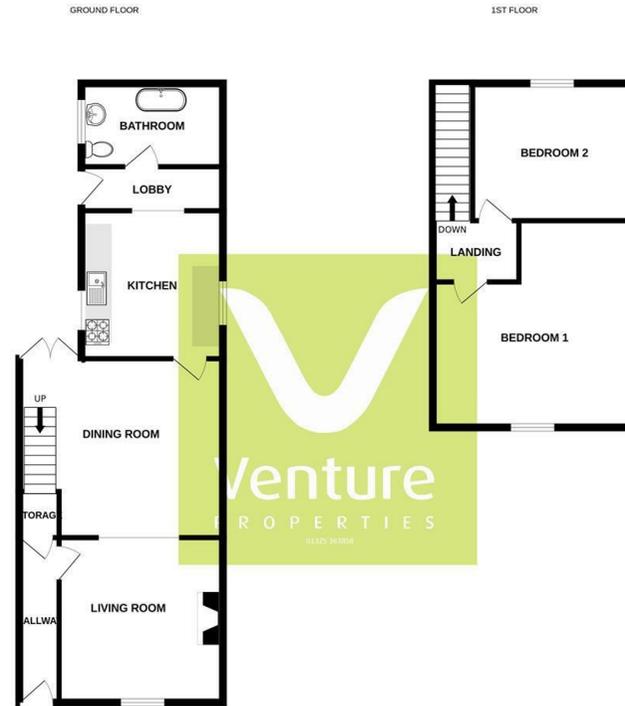
EE  
Vodafone  
Three  
O2  
Broadband

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

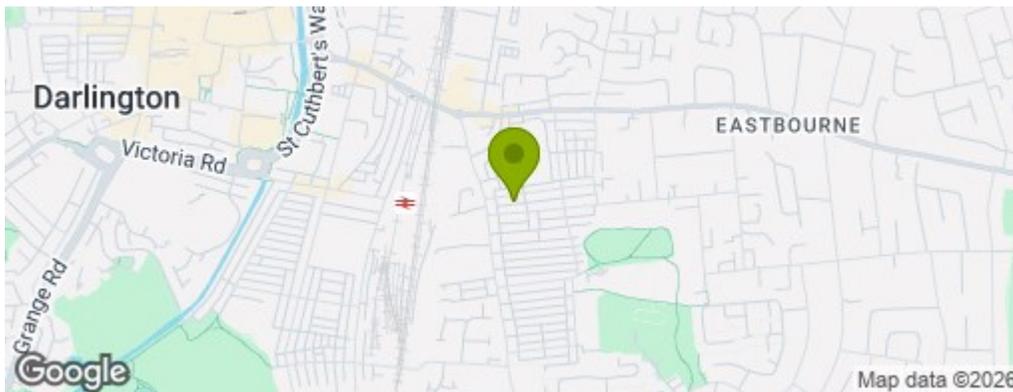
BT  
Sky  
Virgin

## Note

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While 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 errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The plan is not to scale and is subject to change without notice and no guarantee as to their accuracy or efficiency can be given. Made with Metagen 02/2025



## Property Information

01325 363858

45 Duke Street, Darlington, County Durham, DL3 7SD  
[sales@venturepropertiesuk.com](mailto:sales@venturepropertiesuk.com)