



Coniston Street

Darlington DL3 6DJ

Offers In The Region Of £115,000





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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This well presented two bedroom forecourted mid terrace property located in the popular Denes area of Darlington within walking distance of memorial hospital, schools, retail parks and other amenities comes to the market with no onward chain. The property benefits from gas central heating, upvc double glazing, first floor bathroom and viewing is recommended.

Entrance Vestibule

Upvc door to the front.

Lounge

13'11 x 12'3 (4.24m x 3.73m)

Upvc double glazed bay window to the front, fireplace with gas fire, radiator.

Dining Room

13'11 x 12'1 (4.24m x 3.68m)

Upvc double glazed window to the rear, radiator and staircase to the first floor.

Kitchen

10'11 x 7'7 (3.33m x 2.31m)

Upvc double glazed window to the side, fitted with a range of wall, base and drawer units, contrasting work surfaces, sink unit, space for cooker and space for fridge/freezer.

First Floor

Landing.

Bedroom 1

13'10 x 12'3 (4.22m x 3.73m)

Upvc double glazed window to the front and radiator.

Bedroom 2

12'1 x 7'10 (3.68m x 2.39m)

Upvc double glazed window to the rear and radiator.

Bathroom

Upvc double glazed window to the rear, fitted with a suite comprising bath with shower over and shower screen, low level wc, wash hand basin and radiator.

Externally

There is a forecourt to the front. To the rear is a yard with outhouse and gated access to the rear lane.

Council Tax

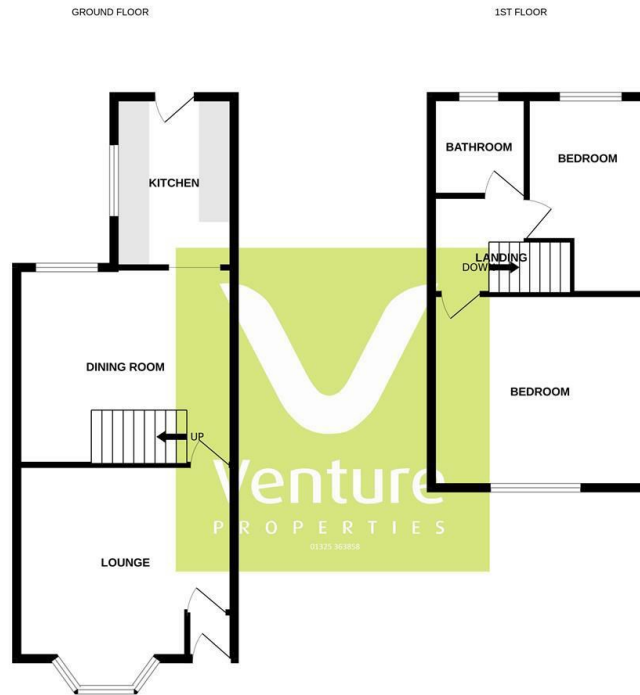
Band A

Tenure

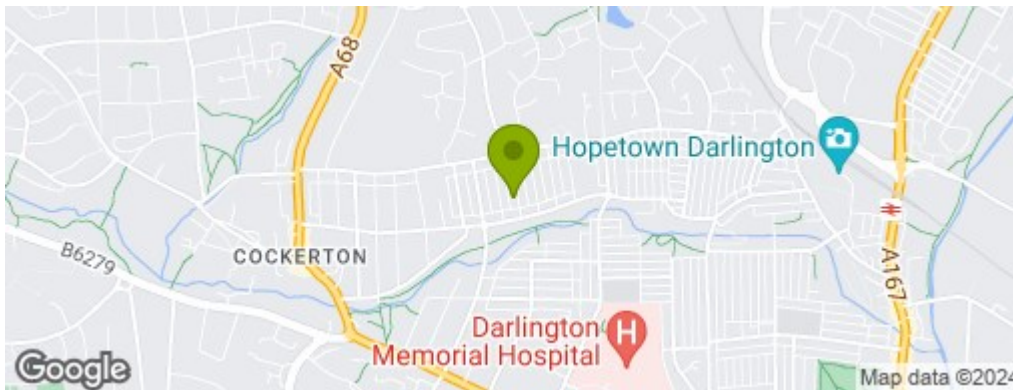
This property is freehold

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



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 error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, appliances and equipment shown here are not guaranteed and no guarantee as to their quantity or efficiency can be given.
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