



**Grosvenor Street**

Darlington DL1 5ET

**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.





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.

# Grosvenor Street

Darlington DL1 5ET



- Two Bedroom mid Terrace Property
- Excellent Transport Links
- Epc Rating D

- South Park Location
- Outdoor Rear Space
- Ideal Investment Opportunity

- Close to Schools, Parks and Town Centre
- Council Tax Band A

On Grosvenor Street in Darlington, this updated and improved two-bedroom terraced house presents an excellent opportunity for first-time buyers, small families or savvy investors. The property boasts two inviting reception rooms, providing ample space for relaxation and entertaining. The well-proportioned bedrooms offer a comfortable retreat, while the bathroom is conveniently located to serve the household's needs.

Situated in the desirable South Park location, this home is perfectly positioned for those who appreciate the beauty of green spaces, with parks just a stone's throw away. Families will find the proximity to local schools particularly appealing, ensuring that education is easily accessible. Additionally, the town centre is within a short distance, allowing for effortless access to a variety of shops, restaurants, and amenities.

This property not only offers a comfortable living space but also represents an ideal investment opportunity in a thriving area. With its blend of convenience and charm, this terraced house on Grosvenor Street is a must-see for anyone looking to make a wise property choice in Darlington.

## Entrance Hall

### Lounge

12'7 x 10'7 (3.84m x 3.23m)

Upvc double glazed bow window to front, coving to ceiling, fireplace with inset fire and radiator. Double doors to dining room.

### Dining Room

11'5 x 12'7 (3.48m x 3.84m)

Upvc double glazed window to rear and radiator.

### Kitchen

9'1 x 5'4 (2.77m x 1.63m)

Upvc double glazed window to side, base units with contrasting worktops, stainless steel sink with mixer tap and space for a cooker. Part tiled walls. Open access to utility room.

### Utility Room

9'3 x 5'8 (2.82m x 1.73m)

Upvc door to rear, fitted with wall, base and drawer units, space for a washing machine and tumble dryer. Access to loft, part tiled walls and fully tiled floor.

### First Floor Landing

With storage cupboard.

### Bedroom One

10'7 x 16'4 (3.23m x 4.98m)

Upvc double glazed window to front and two radiators.

### Bedroom Two

8'9 x 14'5 (2.67m x 4.31m)

Upvc double glazed window to rear and radiator. Storage cupboard housing boiler.

### Bathroom

Upvc double glazed obscure window to side, panelled bath with shower over, low level w.c and wash hand basin. Heated towel rail and vinyl flooring.

### Externally

To the rear is an enclosed yard which is mainly laid to paving, with gated access to rear 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 1,033 ft 2 / 96 m 2

Plot size 0.02 acres

Mobile coverage

EE

Vodafone

Three

C2

Broadband

Basic

14 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

BT

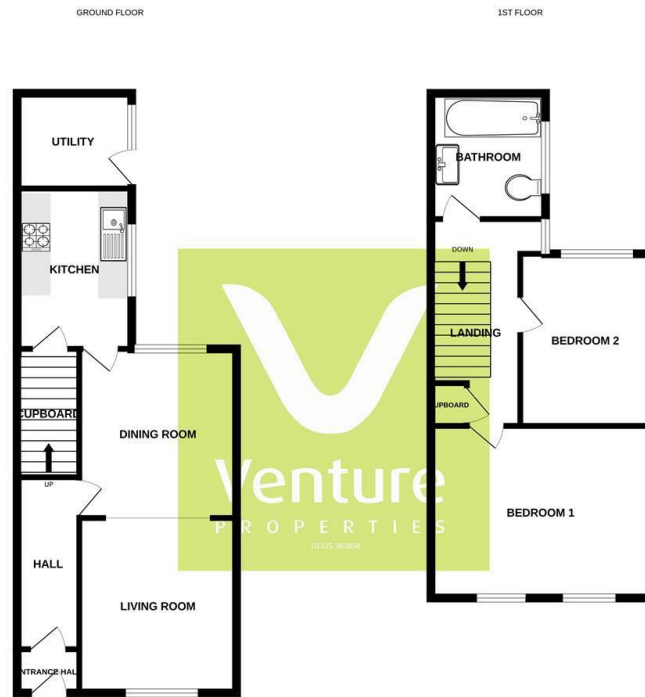
Sky

Virgin

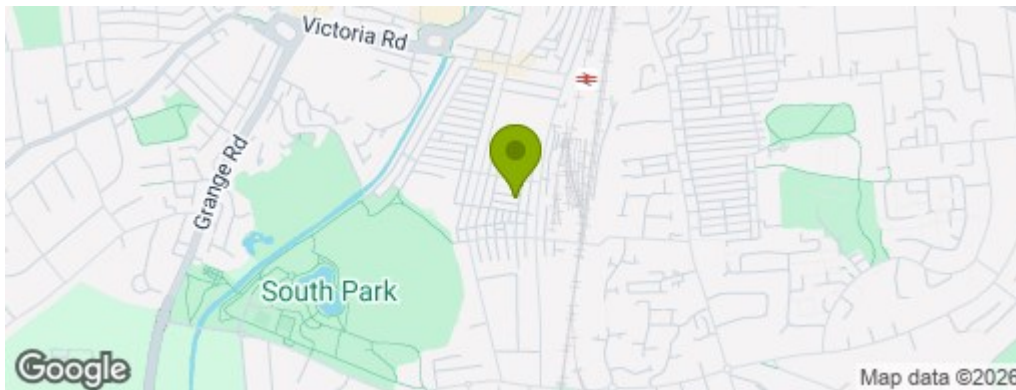
### Note

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





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 error, omission or misstatement. This plan is for guidance purposes only and should be used as such for any prospective purchase. The services, contents and appliances shown here are not tested and no guarantee is given to their operability or efficiency can be given. Made with Metagen 02/25



## Property Information

01325 363858

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