



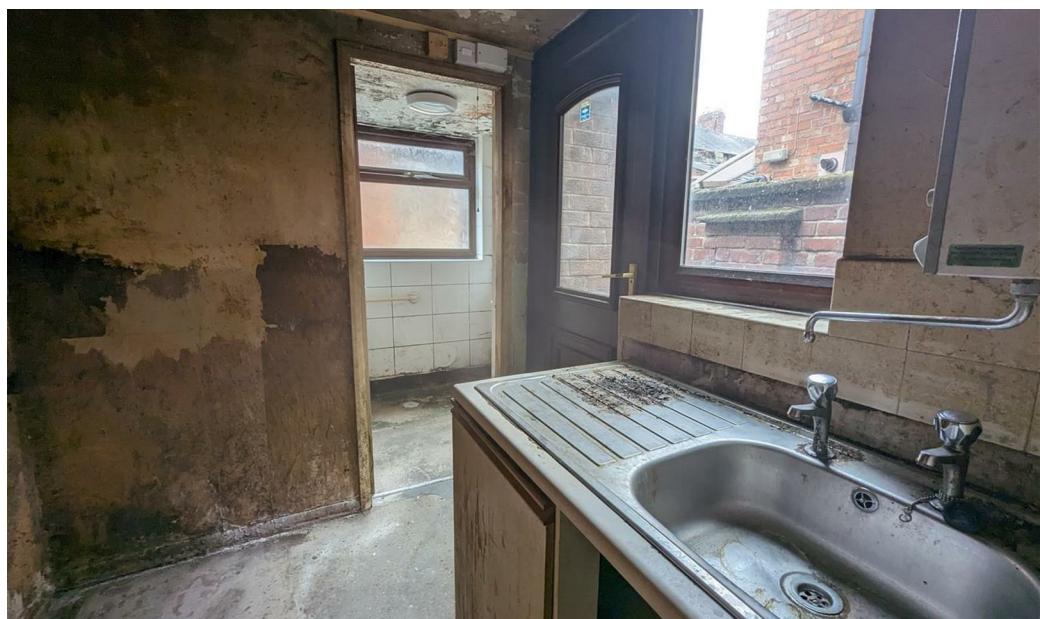
**Kitchener Street**

Darlington DL3 6NL

Offers Over £45,000



Venture  
PROPERTIES



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# Kitchener Street

Darlington DL3 6NL



- Mid Terrace
- Downstairs Shower Room

This two bedroom mid terraced property located in the Denes area of Darlington within easy access of many amenities and bus routes in and out of town comes to the market with no onward chain. The property does need a complete series of updating and renovation and in our opinion would suit an investor or perhaps that of a first time buyer looking to make their perfect home.

Viewing is recommended.

## Entrance Vestibule

Door to the front.

## Lounge

14' x 12'2 (4.27m x 3.71m)

Upvc double glazed window to the front, storage heater.

## Dining Room

12'2 x 7'6 (3.71m x 2.29m)

Upvc double glazed window to the rear, under stairs storage, storage heater.

## Kitchen

Upvc double glazed window to the side, floor units, stainless steel sink unit, space for cooker and door to the side

- Two Bedrooms
- Council Tax Band A

- Ideal First Time Buy/Investor
- EPC Rating E

## Downstairs Shower Room

Upvc double glazed window to the rear, shower, low level wc and wash hand basin.

## First Floor

Landing.

## Bedroom 1

14' x 12'2 (4.27m x 3.71m)

Upvc double glazed window to the front and storage heater.

## Bedroom 2

12'2 x x 7'9 (3.71m x x 2.36m)

Upvc double glazed window to the rear and storage heater.

## Externally

There is a yard to the rear with gated access to the rear lane.

## Council Tax

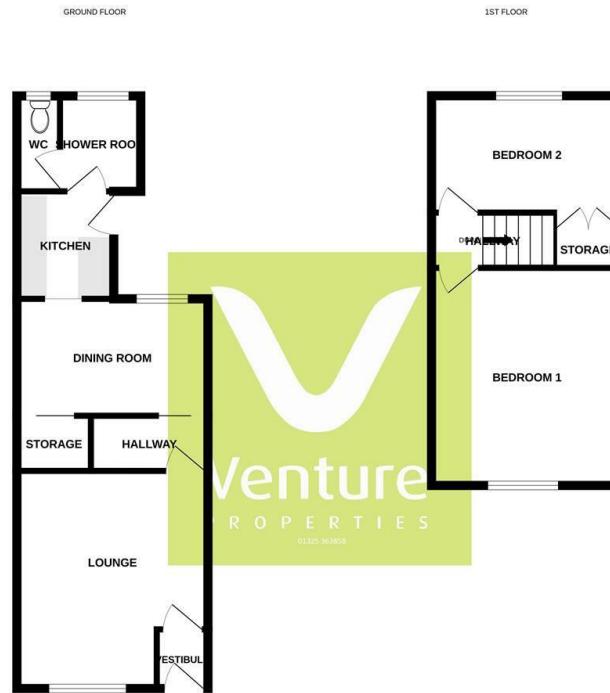
Band A

## Tenure

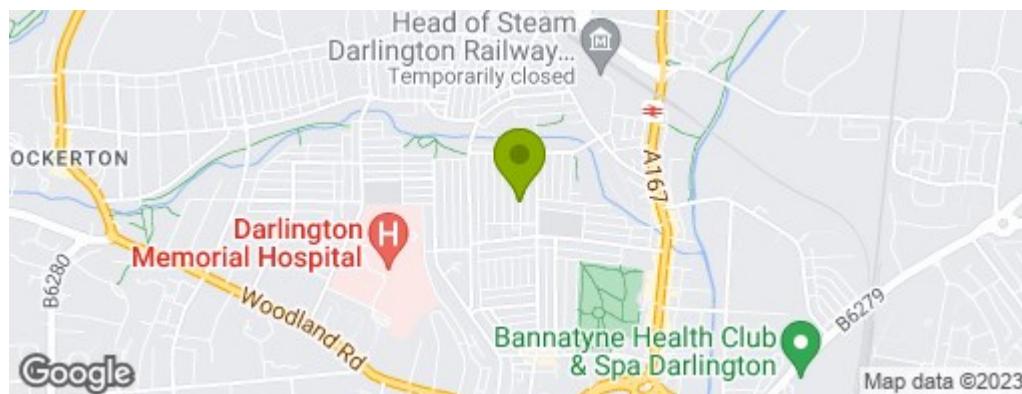
This property is freehold

## 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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are approximate and no responsibility is taken for any inaccuracies, omissions or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The site has not been measured and no guarantee can be given as to their operability or efficiency can be given.  
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## Property Information

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