



Reid Street

Darlington DL3 6EX

Offers Over £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.



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Reid Street

Darlington DL3 6EX



- Two Bedroom Mid Terrace Property
- Shops and Schools Nearby
- Council Tax Band A

- Popular Denes Area of Darlington
- Ideal Investment or First Time Buy
- EPC Rating D

- Within Walking Distance to Darlington Memorial Hospital
- Yard to Rear

Reid Street in Darlington, this immaculately presented two-bedroom mid-terrace house offers an excellent opportunity for both first-time buyers and savvy investors alike. The property boasts two inviting reception rooms, providing ample space for relaxation and entertaining guests.

The two bedrooms are well-sized, ensuring comfort and privacy. The layout of the property is both practical and appealing, making it a delightful place to live.

One of the standout features of this property is its prime location. Situated just a stones throw from Darlington Memorial Hospitals, shops, and schools, residents will enjoy easy access to essential amenities and services. This makes it not only a perfect first home but also a wise investment choice, given the demand for rental properties in the area.

With its attractive presentation and convenient location, this mid-terrace house on Reid Street is a fantastic opportunity that should not be missed. Whether you are looking to settle down or expand your property portfolio, this home is sure to meet your needs.

Entrance Vestibule

Door to front and access to lounge.

Lounge

13'1 x 13'8 (3.99m x 4.17m)

Upvc double glazed window to front, coving to ceiling, fireplace with inset fire and storage into alcove.

Dining Room

13'00 x 6'11 (3.96m x 2.11m)

Upvc double glazed window to rear, staircase to first floor landing, radiator and door to kitchen.

Kitchen

11'06 x 6'3 (3.51m x 1.91m)

Upvc double glazed window to side, fitted wall, base and drawer units, stainless steel sink with mixer tap, four ring gas hob and integrated oven with extractor over. Space for a washing machine and fridge freezer. Radiator and access to rear lobby.

Rear Lobby

Upvc door to rear yard and access to bathroom.

Bathroom

Upvc double glazed obscure window to side, p-shaped bath with shower over and screen. Low level back to wall w.c and wash hand basin in vanity unit with storage. Pvc panelled walls.

First Floor Landing

Bedroom One

13'2 x 13'11 (4.01m x 4.24m)

Upvc double glazed window to front, built in storage cupboard and radiator.

Bedroom Two

13'1 x 6'11 (3.99m x 2.11m)

Upvc double glazed window to rear and radiator. Cupboard housing boiler.

Externally

To the rear is an enclosed courtyard with an area that is laid to artificial lawn. There is also 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 753 ft 2 / 70 m 2

Plot size 0.01 acres

Mobile coverage

EE

Vodafone

Three

C2

Broadband

Basic

14 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

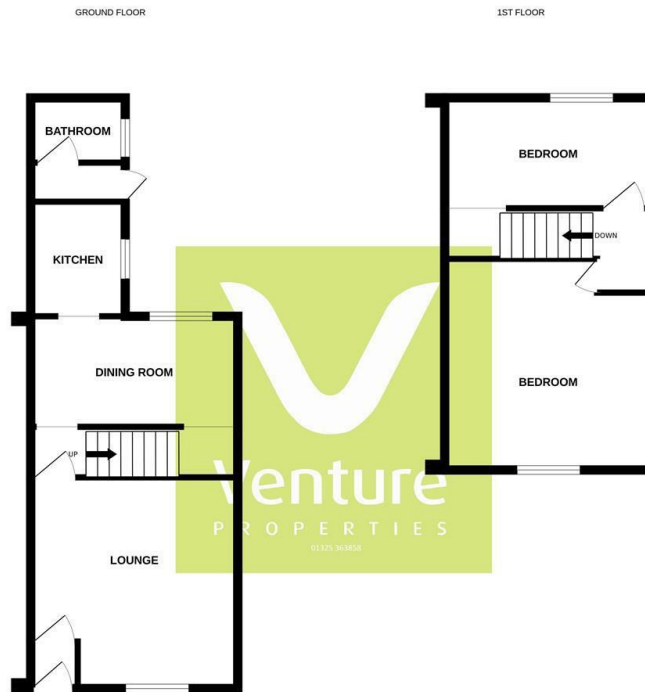
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Sky

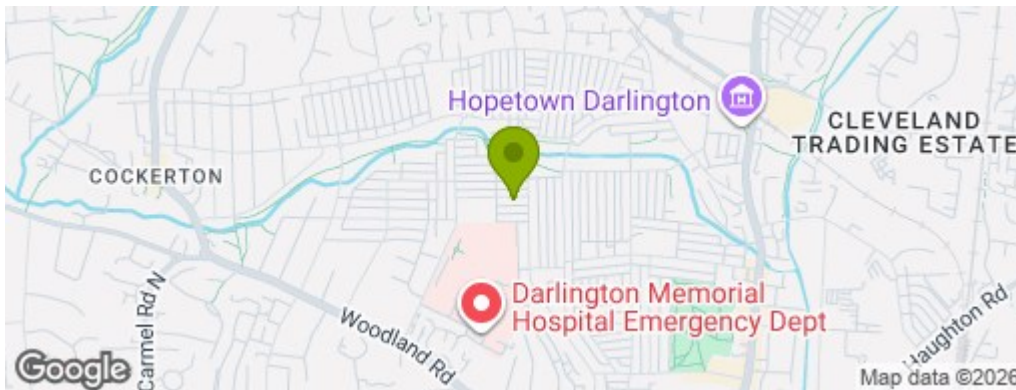
Virgin

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 in conjunction with any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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