



Hollyhurst Road

Darlington DL3 6HE

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.



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.

Hollyhurst Road

Darlington DL3 6HE



- Two Bedroom Mid Terrace
- Priced To Sell
- No Chain

- Popular Denes Location
- Two Reception Rooms
- Ideal First Home Or Investment

- Must Be Seen Internally
- EPC Grade D
- Close To Darlington Memorial Hospital

Nestled in the charming Hollyhurst Road of Darlington, this lovely two-bedroom mid-terrace house is a true gem waiting to be discovered. Boasting spacious accommodation with a cosy lounge and a separate dining room, this property offers a comfortable and inviting living space.

Offered to the market at an attractive price and with no onward chain, this home presents a fantastic opportunity for those looking to settle in a convenient and sought-after location. The proximity to amenities, the hospital, and the popular Denes area ensures that daily essentials and leisure activities are all within easy reach.

With its warm and welcoming atmosphere, this property is perfect for first-time buyers, small families, or even those looking for a smart investment opportunity. Viewing is highly recommended to fully appreciate the charm and potential that this delightful home has to offer.

Entrance Vestibule

3'6" x 3'267'8" (1.072 x .996)
Upvc door to front.

Lounge

14'1" x 13'4" (4.304 x 4.066)
Upvc double glazed bay window to front, gas fire in surround and radiator.

Dining Room

13'3" x 8'0" (4.057 x 2.460)
Upvc double glazed window to rear, with under stairs storage and radiator.

Kitchen

13'9" x 5'0" (4.213 x 1.542)
Upvc double glazed window and door to side, fitted with wall, base and floor units, stainless steel sink, electric hob and oven. There is space for a washing machine, fridge freezer and radiator.

First Floor Landing

Bedroom One

13'4" x 12'3" (4.076 x 3.755)
Two Upvc double glazed

Bedroom Two

10'4" x 8'0" (3.163 x 2.457)

Bathroom

9'0" x 5'3" (2.765 x 1.619)

Externally

To the front there is an enclosed forecourt.
To the rear there is a yard with gated access to rear lane.

Council Tax

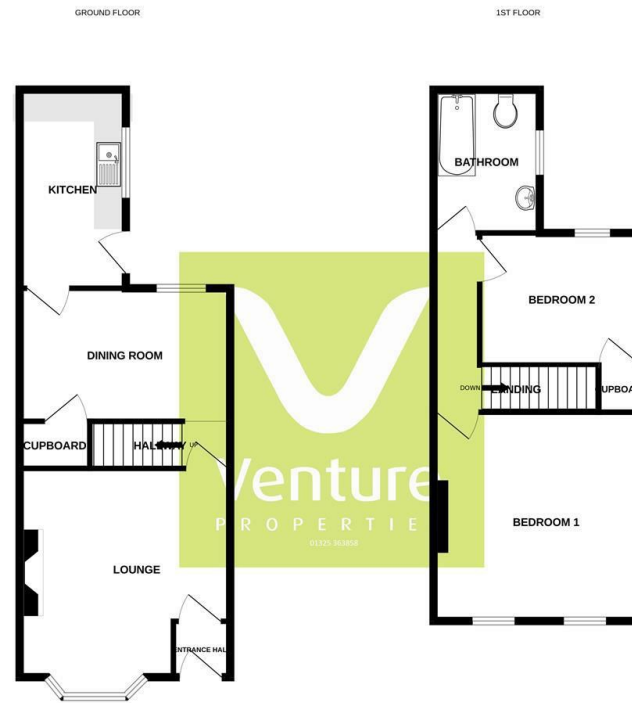
Band A

Tenure

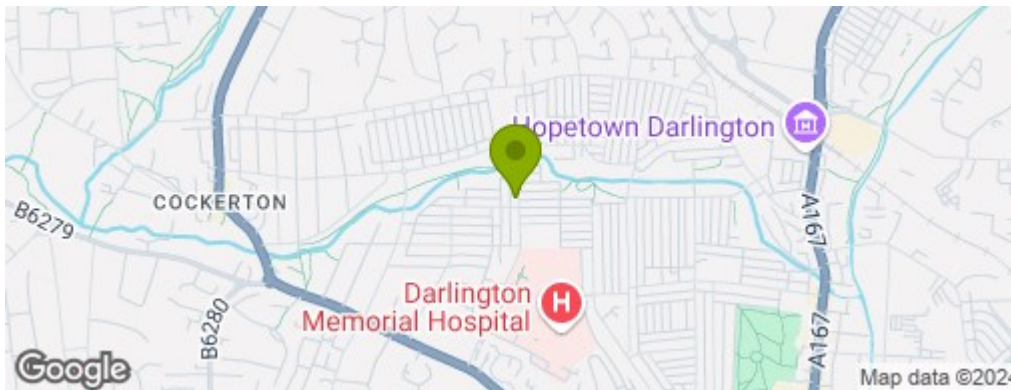
Freehold

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 of doors, windows, rooms and any other parts 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Lettingmap ©2024



Property Information

01325 363858

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