



**Raby Street**

Darlington DL3 7TH

**Offers Over £95,000**





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# Raby Street

Darlington DL3 7TH



- Three Bedrooms
- Modern Interior
- Courtyard To Rear

- End Terrace
- Double Glazed
- Town Centre

- Can Be Sold With A Tenant Paying £625pcm
- Gas Central Heated
- Council Tax Band A

Welcome to this charming end-terrace house located on Raby Street in the heart of Darlington. This delightful property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxing or entertaining guests.

The house features a practical bathroom, ensuring convenience for all residents. One of the standout aspects of this property is the courtyard at the rear, offering a private outdoor space to enjoy fresh air and sunshine, ideal for gardening or simply unwinding after a long day.

Situated in a great location, this home is just a stone's throw away from the town centre, providing easy access to a variety of shops, restaurants, and local amenities. Whether you are looking to immerse yourself in the vibrant community or enjoy the convenience of nearby services, this property has it all.

Additionally, there is parking available for one vehicle, a valuable feature in this bustling area. The property can be sold with or without a tenant currently paying £625 per calendar month, making it a flexible option for both investors and those looking to move in.

In summary, this three-bedroom end-terrace home on Raby Street presents an excellent opportunity for anyone seeking a comfortable and conveniently located residence in Darlington. Don't miss your chance to view this lovely property.

## Hallway

With newly fitted flooring, gas central heating radiator and upvc front door.

## Lounge

12'9" x 11'11" (3.9 x 3.65)

Situated to the front with gas central heating radiator and double glazed window

## Dining Kitchen

12'9" x 12'10" (3.9 x 3.92)

Situated to the rear being a good sized room with a newly fitted range of wall, floor and drawer units with marble work surfaces, integrated electric oven and hob with overhead extractor unit, dining area and double glazed french doors opening out to the rear courtyard.

## Utility Room

4'9" x 9'4" (1.46 x 2.85)

Situated to the rear with a range of units with contrasting worksurfaces, wall mounted boiler, double glazed window and rear back door. Understairs storage facilities.

## First Floor

Landing area with store cupboard and double glazed window to the rear elevation.

## Bedroom One

10'1" x 12'0" (3.08 x 3.67)

Situated to front with double glazed window and gas central heating radiator.

## Bedroom Two

6'9" x 10'1" (2.08 x 3.09)

Situated to rear with double glazed window and gas central heating radiator.

## Bedroom Three

6'0" x 9'0" (1.84 x 2.76)

Situated to front with double glazed window and gas central heating radiator.

## Bathroom/W,C

With a newly fitted suite comprising panelled bath with overhead shower, pedestal wash hand basin, low level W,C. and towel rail radiator,

## Externally

The property has an enclosed courtyard to the rear with double gates allowing off street parking.

## Disclaimer

Please note the photos used are prior to the tenancy taking place.

## Tenure

Freehold

## Property Details

Local Authority: Darlington

Council Tax Band: A

Annual Price: £1,581

Conservation Area No

Flood Risk Very low

Floor Area 850 ft 2 / 79 m 2

Plot size 0.02 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

17 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

BT

Sky

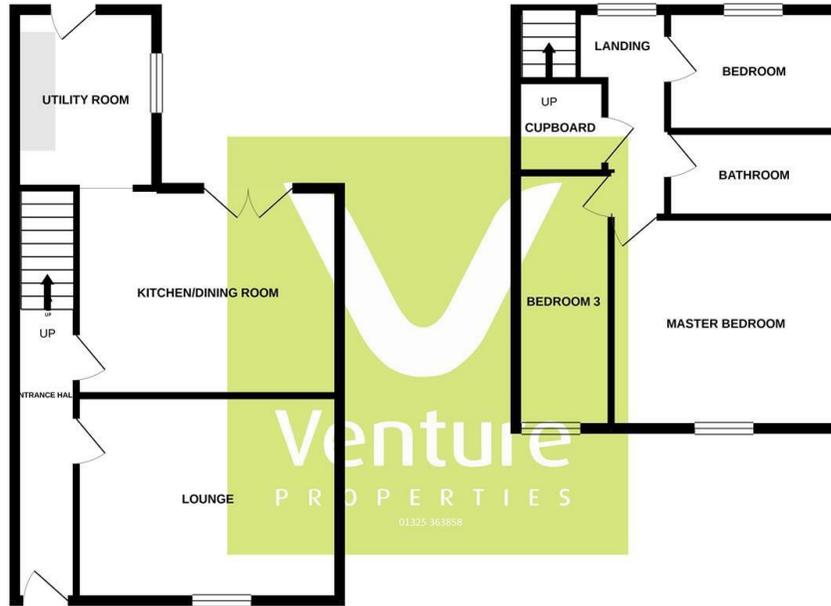
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## Note

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.

GROUND FLOOR

1ST FLOOR



Whilst 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 mis-statement. This plan is for illustrative 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.  
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## Property Information

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