



Larchfield Street

Darlington DL3 7DL

Offers Over £98,000





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# Larchfield Street

Darlington DL3 7DL



- Two Bedroom Property
- No Onward Chain
- End Terrace

- Town Centre Location
- Large Yard To Rear
- Epc Rating D

- Two Reception Rooms
- Council Tax Band A

Located on Larchfield Street in the busy town of Darlington, this larger than average two-bedroom end terrace house presents an excellent opportunity for both first-time buyers and investors alike. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining. The two well-proportioned bedrooms offer comfortable living, while the modern bathroom ensures convenience for daily routines.

Recently redecorated, this home features new carpets and flooring throughout, creating a fresh and inviting atmosphere. The property is offered with no onward chain, allowing for a smooth and efficient purchase process.

Situated just a short stroll from Darlington Town Centre, residents will enjoy easy access to a variety of shops, cafes, and local amenities, making it an ideal location for those who appreciate the vibrancy of town life.

With its appealing features and prime location, this property not only serves as a delightful home but also holds significant investment potential. Whether you are looking to settle down or expand your property portfolio, this end terrace house is certainly worth considering.

## Entrance Hallway

Upvc door to front, access to lounge and dining room, staircase to first floor.

## Lounge

15'7" x 11'10" (4.773 x 3.613)

Upvc double glazed window to side, deep coving to ceiling, wall mounted fire and radiator.

## Dining Room

12'7" x 12'3" (3.844 x 3.735)

With Radiator and Nest Wireless Thermostat. Access to kitchen and hallway.

## Kitchen

15'9" x 9'10" (4.823 x 3.000)

Two Upvc windows and door to rear. Fitted with medium beech wall, base and drawer units, stainless steel sink with mixer tap. There is space for an American style fridge freezer (that will be included) and a washing machine. Breakfast bar and tiled floor.

## First Floor Landing

### Bedroom One

15'7" x 11'9" (4.773 x 3.602)

Upvc double glazed windows to front and side, fitted wardrobes with mirrored sliding doors and two radiators.

### Bedroom Two

12'8" x 9'7" (3.883 x 2.934)

Upvc double glazed window to rear, fitted wardrobes and radiator.

## Bathroom

Upvc double glazed obscure window to side, panelled P shaped bath with shower over and screen, wash hand basin in vanity unit, w.c and vinyl flooring.

## Externally

To the rear is a large enclosed yard 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 1,022 ft<sup>2</sup> / 95 m<sup>2</sup>

Plot size 0.02 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

18 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

## Note

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While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, doors 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, fixtures 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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