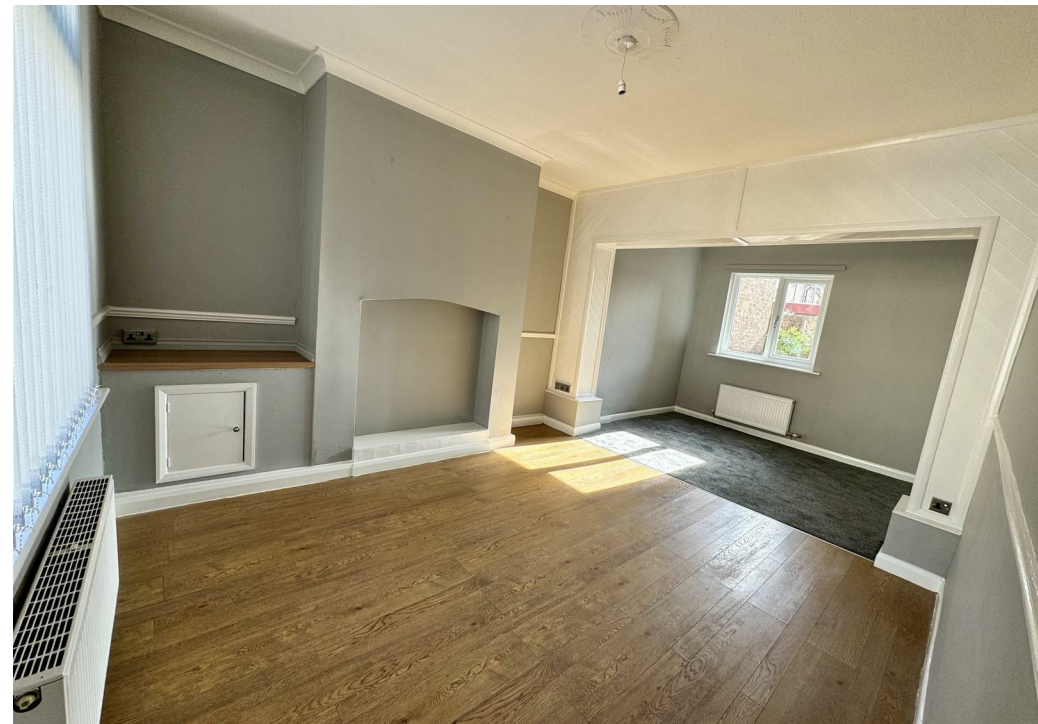
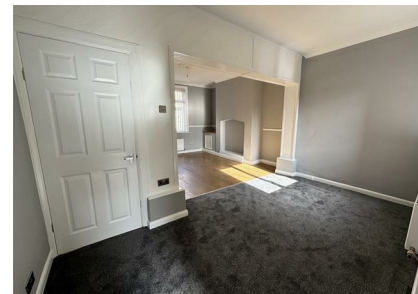


Harcourt Street, Darlington, DL3 6RB
Offers in the region of £85,000



Harcourt Street, Darlington, DL3 6RB

Offers in the region of £85,000

Council Tax Band: A

**** VURV estates ** The Art of Property**

Welcome to this charming property located on Harcourt Street in the popular Denes area of Darlington, conveniently positioned for the Town centre, Memorial Hospital, Cockerton Village and links to the A1(M) & A66. This delightful house has recently undergone an extensive refurbishment, making it a perfect blend of modern amenities and classic charm.

As you step inside, you are greeted by two inviting reception rooms, offering ample space for entertaining guests or simply relaxing with your loved ones. The newly fitted kitchen and bathroom, provide ready to move-in accommodation, as does the new flooring and full decoration throughout.

Upstairs, you will find the first floor bathroom, adding convenience to your daily routine. The thoughtful, spacious layout of this property ensures that every corner is utilised efficiently, creating a comfortable and practical living space. uPVC double glazing, gas central heating and brought to the market with no onward chain.

Situated in the popular Denes area, this property offers not just a beautiful home, but local amenities, schools, and parks within easy reach.

Contact VURV estates today to arrange a viewing and take the first step towards owning this wonderful property on Harcourt Street.

Ground floor

Entrance vestibule with stairs to first floor. Lounge to the front with large open archway to the dining room, great for entertaining featuring a useful under stairs storage cupboard. Newly fitted kitchen to the rear of the ground floor providing a great range of modern units, Gas hob with chrome chimney style cooker

hood, single oven and stainless steel sink unit.

First floor

Light and airy landing leading to an impressive newly fitted bathroom and two good size bedrooms, the master of particular size with a built-in cupboard, the second bedroom housing the Combi boiler.

Externally

Manageable rear yard

Please note:

Council tax Band - A

Tenure - Freehold

EPC - C

Overall sq ft to be considered a guide only

VURV Estates 'The Art of Property'

Selling homes in Darlington & surrounding with forward thinking Estate Agency.

Disclaimer:

These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. They do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating,

plumbing, electric installations, or any type of appliances which may be included.

Principal elevation

Entrance vestibule

Lounge

11'9" x 12'9" (3.60 x 3.89)

Dining room

13'9" x 7'1" (4.20 x 2.17)

Kitchen

6'9" x 8'5" (2.08 x 2.57)

First floor landing

Principal bedroom

11'9" x 12'9" (3.60 x 3.89)

Second bedroom

11'9" x 7'1" (3.60 x 2.17)

Bathroom

6'9" x 8'5" (2.07 x 2.57)

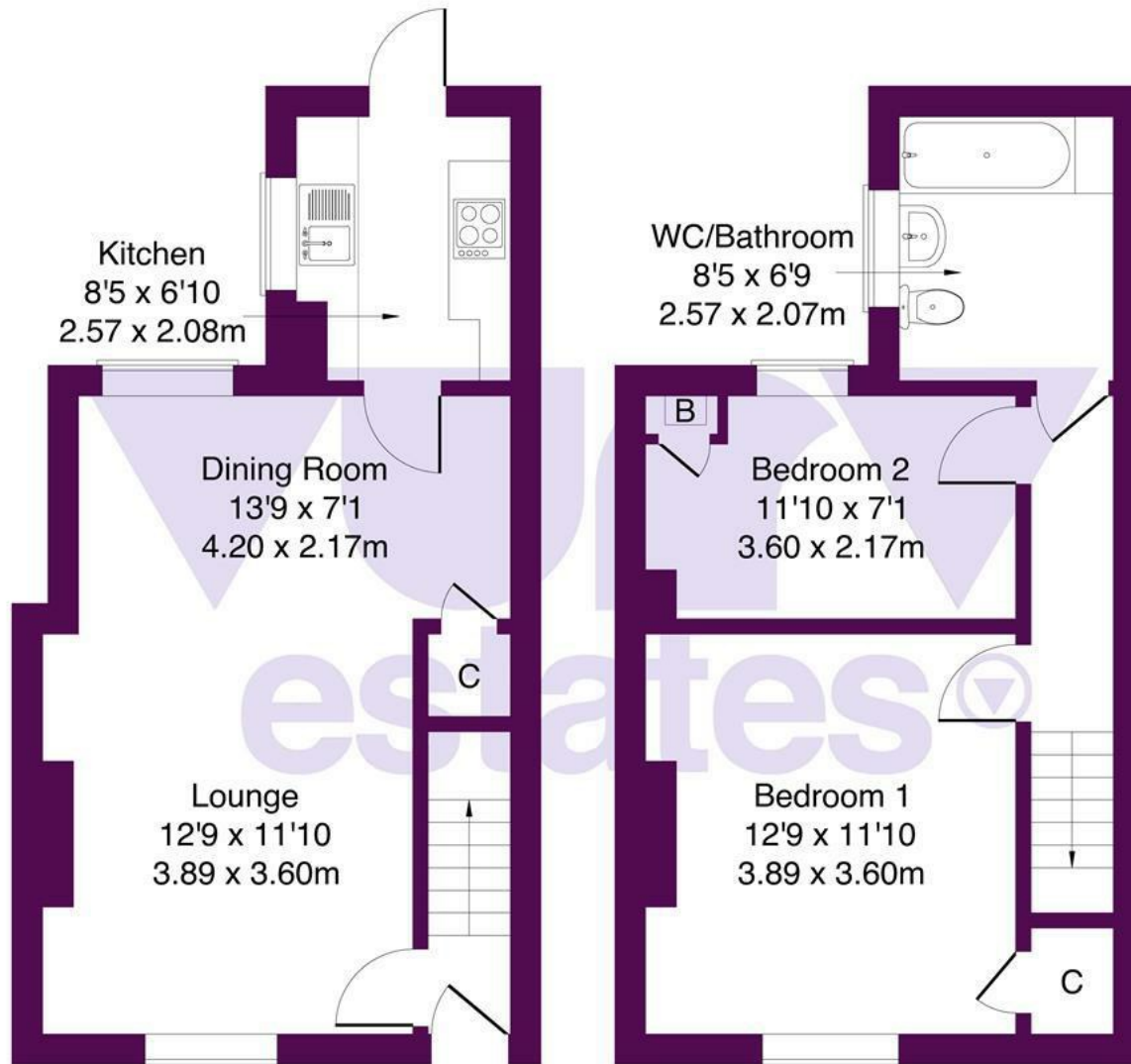
Rear yard





Harcourt Street

Approximate Gross Internal Area: (721 sq ft - 67 sq m.)



Ground Floor

First Floor



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	