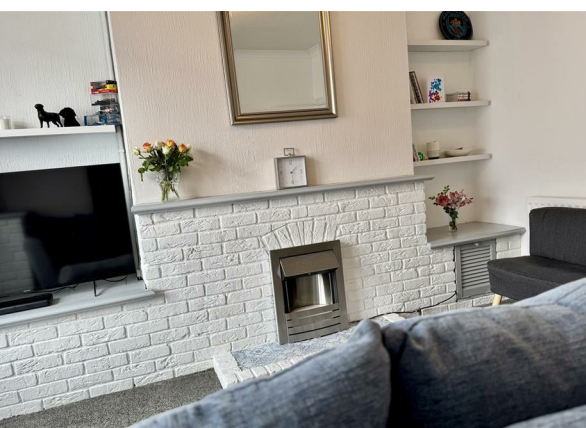
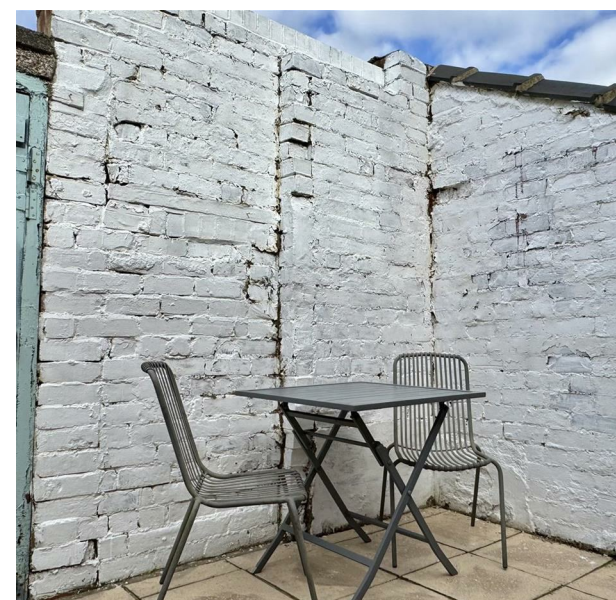


Craig Street, Darlington, DL3 6HJ
Offers in the region of £105,000



Craig Street, Darlington, DL3 6HJ

Offers in the region of £105,000

Council Tax Band: A

Nicely positioned in the Denes area of Darlington, this charming mid-terrace home on Craig Street offers a perfect blend of comfort and convenience. With the Memorial Hospital just a stone's throw away and the bustling town centre within walking distance, this location is ideal for those seeking both convenience and accessibility.

The property has been well priced in today's market and boasts two double bedrooms, the principal bedroom generously sized, providing ample space for a small family or first-time buyers. The well-appointed reception room is tastefully decorated, creating a warm and inviting atmosphere throughout the home. The house is equipped with uPVC double glazed windows and gas central heating via a 'Baxi' combi boiler installed in 2017.

This property is not only a delightful home but also presents an excellent investment opportunity. Its appealing features and prime location make it a fantastic choice for those looking to enter the property market or expand their portfolio.

In summary, this mid-terrace home on Craig Street is a wonderful opportunity for anyone seeking a well-presented home in a popular area of Darlington. With its modern amenities and proximity to local facilities, it is sure to attract interest from a variety of buyers.

Ground Floor

Entrance vestibule, reception room to the front with a traditional fireplace and bay window flooding the room with natural light. Dining kitchen to the rear leading to a rear lobby, in turn to the ground floor bathroom. The lobby has a useful cupboard housing the boiler and a wooden door leading to the yard.

First Floor

Small landing opening to the bedrooms, with the large principal bedroom to the front enjoying a built-in cupboard and wardrobe. Second bedroom to the rear, also a double.

Externally

Pleasant forecourt to the front and enclosed yard to the rear featuring an outside water tap and slightly raised paved patio area, great to relax during those warmer months.

Please note:

Council tax Band - A

Tenure - Freehold

EPC Rating: D

Total sq ft to be considered guide only.

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Disclaimer:

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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 Vestabule

Reception Room

13'3" max x 13'1" max (4.04 max x 4.00 max)

Dining Kitchen

13'3" x 7'1" (max 10'4") (4.04 x 2.17 (max 3.15))

Rear Lobby

Bathroom

5'6" x 5'9" (1.69 x 1.76)

First Floor Landing

Principal Bedroom

13'3" x 13'1" (4.04 x 4.00)

Second Bedroom

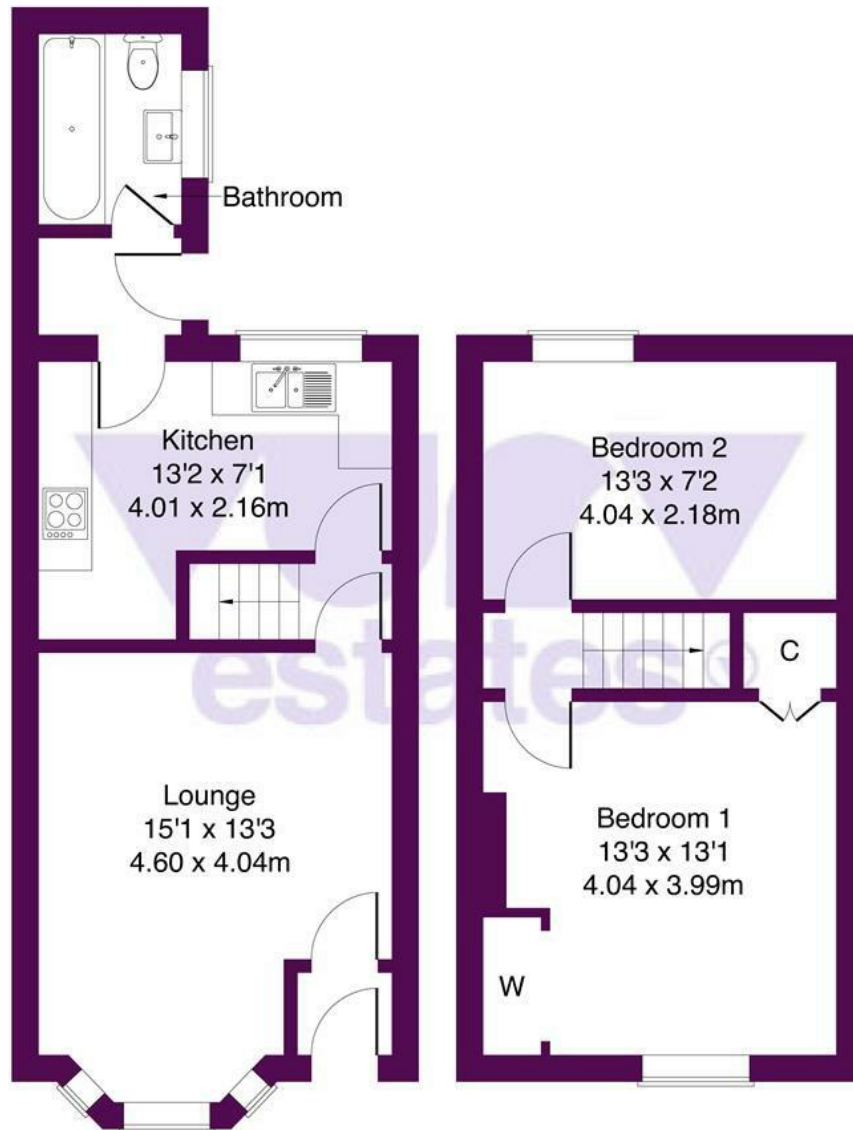
13'3" x 7'1" (4.04 x 2.17)

Rear Yard



Craig Street

Approximate Gross Internal Area: (765 sq ft - 71 sq m.)



Ground Floor

First Floor

Not to Scale. Produced by The Plan Portal 2025
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC