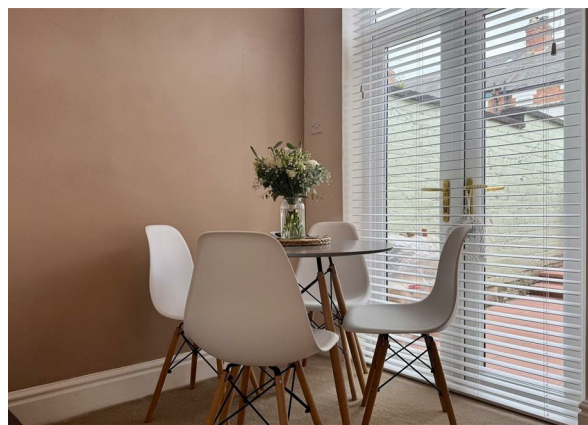
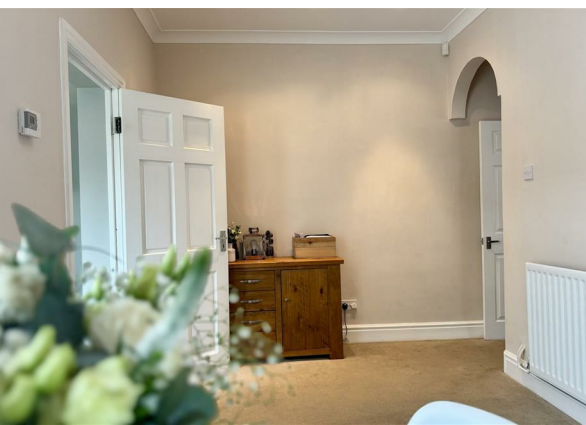


Hamsterley Street, Darlington, DL3 6QE
Offers in excess of £125,000



Hamsterley Street, Darlington, DL3 6QE

Offers in excess of £125,000

Council Tax Band: A

Located on the popular Hamsterley Street, this charming mid-terrace house presents an excellent opportunity for first-time buyers, small families, or investors. Boasting two double bedrooms, the property offers ample living space, plus two inviting reception rooms, perfect for both relaxation and entertaining. The location is particularly advantageous, situated in the popular Denes area, just a stone's throw from the vibrant Cockerton village, the Memorial Hospital, and the bustling town centre. This prime position ensures that all essential amenities are within easy reach, making daily life convenient and enjoyable.

The house is equipped with modern comforts, featuring uPVC double glazing and gas central heating via a 'combi' boiler, ensuring warmth. Additionally, the property enjoys excellent transport links, with the A1(M) & A66 easily accessible, making commuting a breeze.

This delightful home is not only a perfect starter property but also presents a fantastic investment opportunity in a thriving area. With its appealing features and prime location, this property is sure to attract considerable interest.

Ground Floor

Entrance vestibule and lounge to the front featuring a fitted fireplace, and bay window flooding the room with natural light. Excellent size dining room with French doors to a manageable rear yard. The good size fitted kitchen provides a range of units, gas hob, single oven and plumbing for a washing machine.

First Floor

Landing with hatch and fitted ladder allowing loft access. Two double bedrooms, a large principal bedroom with fitted wardrobes, the second bedroom to the rear considered a small double. and a bathroom with white suite completes the internal accommodation also housing the boiler.

Externally

Pleasant forecourt to the front and enclosed yard to rear.

Please note:

Council tax Band - A

Tenure - Freehold

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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

13'11" x 13'1" (4.26 x 4.00)

Dining Room

13'11" x 8'6" (4.26 x 2.60)

Kitchen

12'5" x 7'0" (3.80 x 2.15)

First floor landing

Principal Bedroom

13'11" x 13'1" (4.26 x 4.00)

Second Bedroom

7'0" x 11'10" max (2.14 x 3.61 max)

Bathroom

6'6" x 5'9" (2.00 x 1.77)

Rear Yard



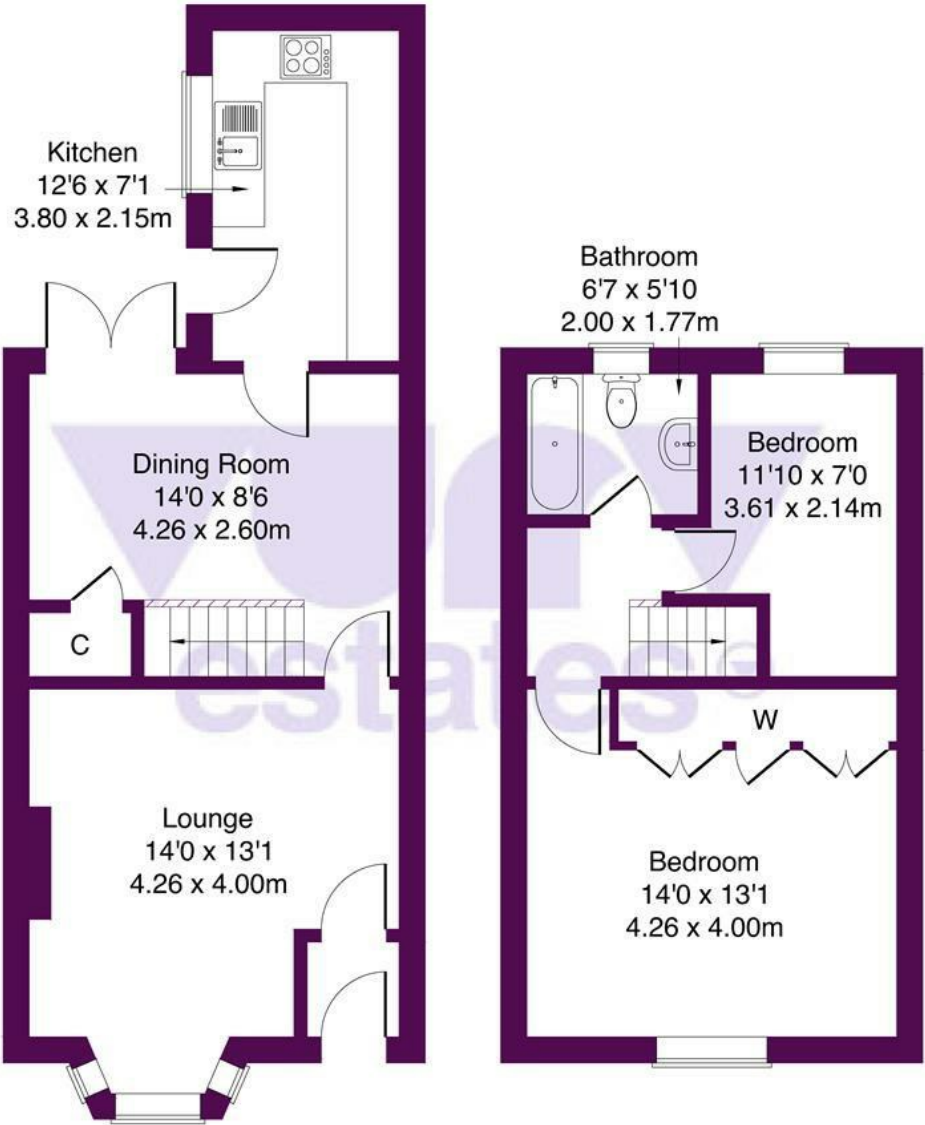
Hamsterley Street, Darlington, DL3 6QE

Approximate Gross Internal Area: (797 sq ft - 74 sq m.)



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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		88
(81-91) B		
(69-80) C	72	
(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