

St Andrew Street, Darlington, DL1 2HD
Offers in the region of £90,000



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Council Tax Band: A

A popular street just off North Road, this end terrace house presents an excellent opportunity for investors and families alike. Boasting two generously sized reception rooms, this property offers ample space for both relaxation and entertaining. The three well-proportioned bedrooms and good size bathroom provide comfortable living for a family.

This home is deceptively spacious, with high ceilings that enhance the feeling of openness throughout. Although the property is in need of some updating, this has been thoughtfully reflected in the competitive asking price, making it an attractive prospect for those looking to add their personal touch.

The house benefits from uPVC double glazing, alongside gas central heating, with an Energy Performance Certificate (EPC) rating of D, valid until 2035.

Given its generous room sizes and potential for improvement, viewings are highly recommended to fully appreciate what this property has to offer. Whether you are looking to invest or seeking a family home, this property on St. Andrew Street is worth considering.

Ground Floor
Entrance hallway, lounge to the front, separate dining room and kitchen to the rear.

First Floor
Landing, three good size bedrooms, and a bathroom.

Externally
Enclosed yard to rear with useful outside stores.

Please note:
Council tax Band - A
Tenure - Freehold
Total sq ft to be considered guide only.

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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

Hallway

Lounge
13'5" x 12'5" (4.10 x 3.80)

Dining Room
13'10" x 13'0" max (4.24 x 3.97 max)

Kitchen
7'6" x 9'4" (2.31 x 2.87)

First floor landing

Principal Bedroom
10'7" x 12'5" (3.24 x 3.79)

Second Bedroom
11'3" x 13'0" (3.43 x 3.97)

Third Bedroom
6'5" x 9'4" (1.96 x 2.85)

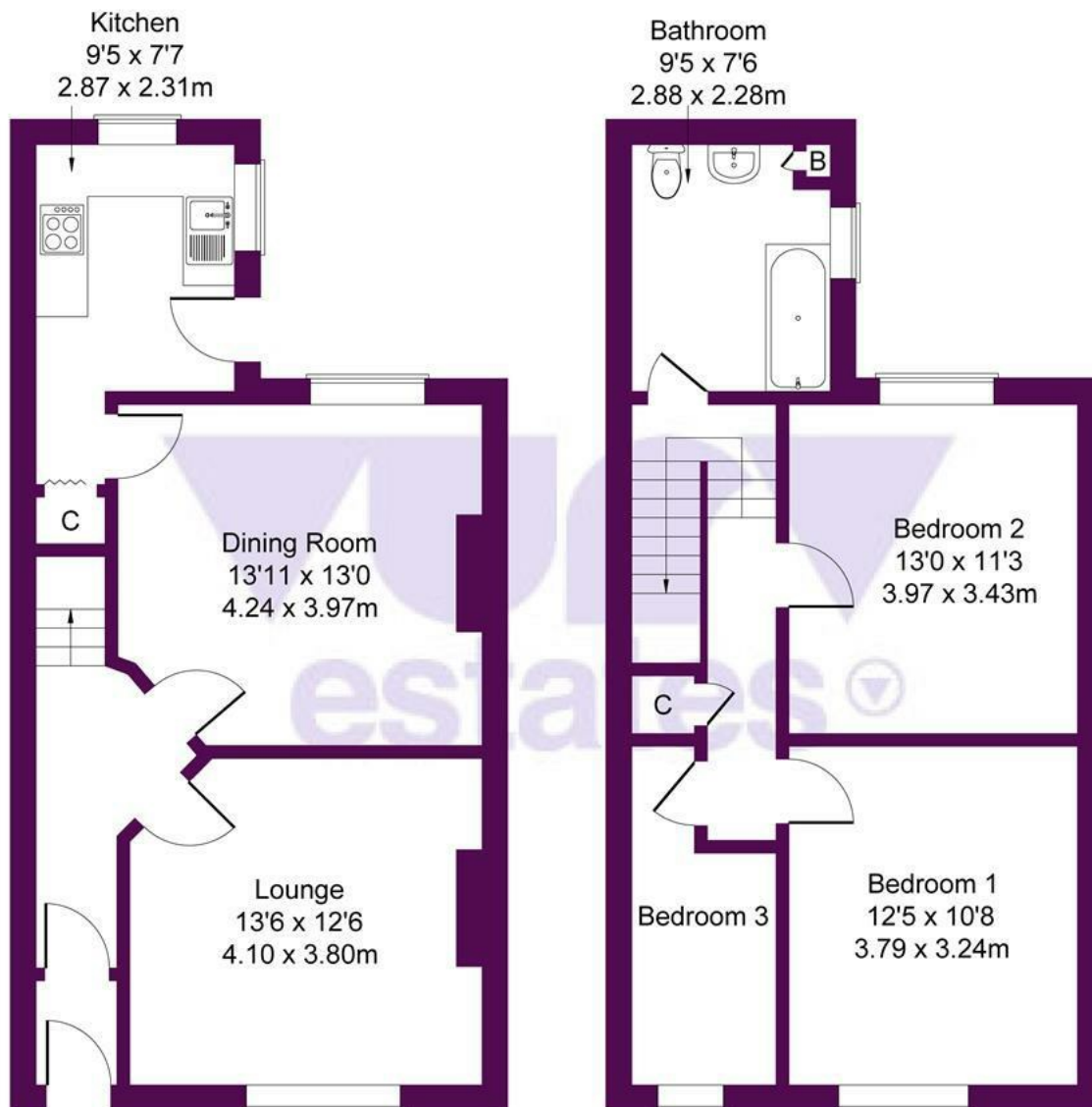
Bathroom
9'5" x 7'5" (2.88 x 2.28)

Rear Yard



St Andrew Street, Darlington, DL1 2HD

Approximate Gross Internal Area: (1033 sq ft - 96 sq m.)



Ground Floor

First Floor

Not to Scale. Produced by The Plan Portal 2025
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65 Duke Street
Darlington
County Durham
DL3 7SD
01325 804850
sales@vurvstates.co.uk
<https://www.vurv.online/>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		8
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	67	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC