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Barningham Street  
Darlington, DL3 6NT

**Offers over £80,000**

House - Terraced  
2 Bedroom/s  
1 Bathroom/s



Barningham Street is well located in the Denes area of Darlington, this delightful older-style terraced house presents an excellent opportunity for first-time buyers and investors alike.

The house boasts two spacious reception rooms, providing ample space for relaxation and entertaining. One of the features of this property is the double-storey extension to the rear, which enhances the living space and is where the kitchen is located on the ground floor. The rear enclosed courtyard, facing west, is an ideal spot for enjoying the afternoon sun, perfect for outdoor gatherings or simply unwinding after a long day. And also has the added bonus of a handy shed for additional storage.

Upstairs, you will find two generously sized double bedrooms, perfect for restful nights and personal retreats. The large first-floor bathroom, complete with WC, adds to the practicality of this home. With gas central heating and double glazing throughout, this home ensures comfort and energy efficiency.

Being well placed for ease of access to shops, schools and the vibrant town center. With no onward chain, this property is ready for you to make it your own.





- Sought after Denes area location
- Double storey extension to the rear
- Two double bedrooms
- Suited to a variety of buyers, including the investor
- No onward chain

#### GENERAL INFORMATION

Tenure: Freehold

Services: Gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding A)

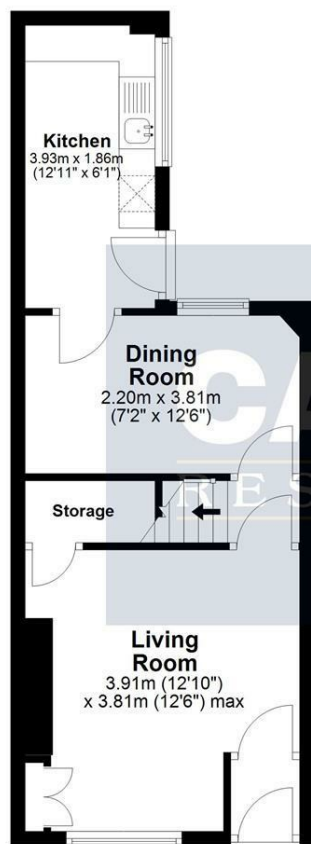
#### Buyers Identification Checks

- Well placed for shops, schools and to the vibrant town centre
- Two reception rooms
- First floor bathroom/wc
- Gas central heating & double glazing
- West facing rear courtyard



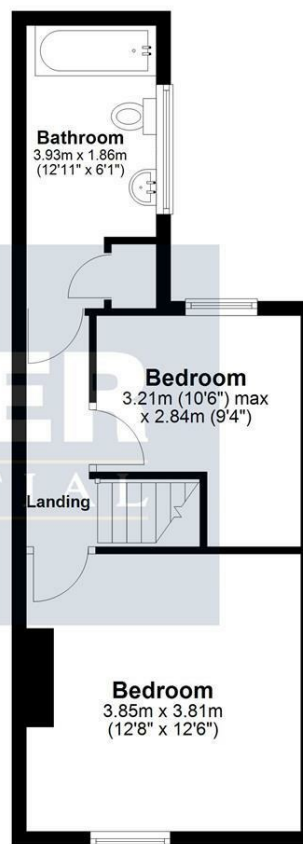
### Ground Floor

Approx. 34.8 sq. metres (374.6 sq. feet)



### First Floor

Approx. 34.8 sq. metres (374.6 sq. feet)



Total area: approx. 69.6 sq. metres (749.1 sq. feet)  
**37 Barningham Street, Darlington**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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