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Columbia Street
Darlington, DL3 6HB
£650

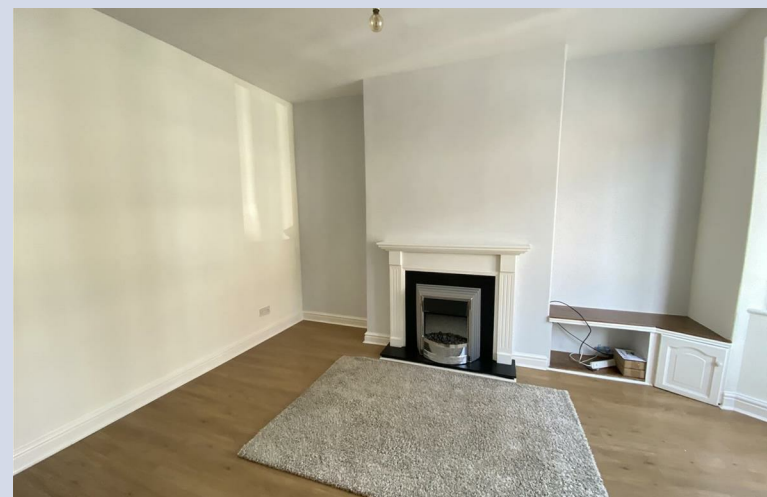
House - Terraced
2 Bedroom/s
1 Bathroom/s

Situated on Columbia Street in the charming town of Darlington, this delightful unfurnished period terraced house offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms and a modern bathroom, this property is ideal for small families or professionals seeking a welcoming home.

Upon entering, you are greeted by a spacious hallway that leads to two inviting reception rooms. The dining area features an open-plan archway that seamlessly connects to the kitchen, creating a warm and sociable atmosphere. The south-facing aspect at the rear of the property ensures that the living spaces are bathed in natural light throughout the day. The UPVC patio doors open onto a beautifully transformed yard, complete with Astroturf and a small patio area, perfect for enjoying sunny afternoons or entertaining guests.

The first floor comprises two generously sized bedrooms, each thoughtfully positioned on either side of the landing. The upstairs bathroom is equipped with a wall-mounted shower hose and a suite that includes a bath, WC, and wash hand basin, providing both functionality and style.

This property is ideally located within close proximity to Reid Street Primary School, the Memorial Hospital, and the picturesque Denes, making it a fantastic choice for families. Additionally, the vibrant centre of Darlington is just a short walk away, offering a variety of shops, cafes, and amenities.

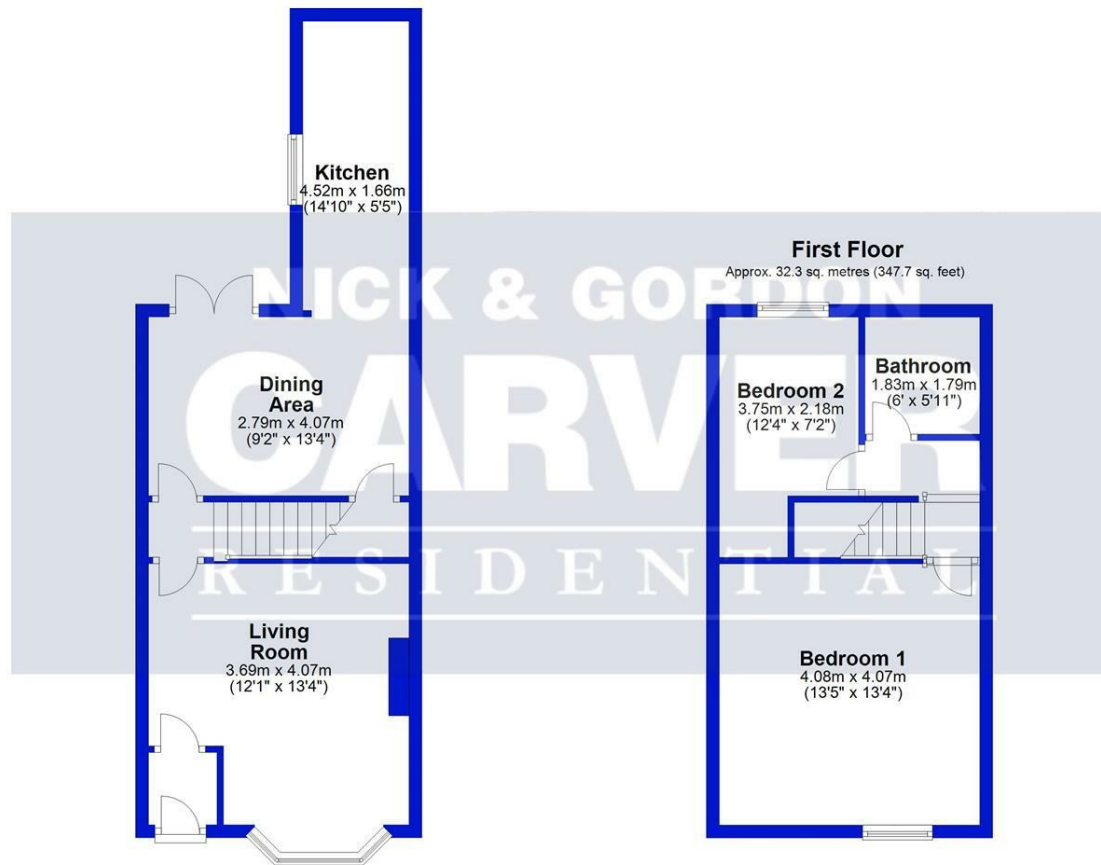




- CLOSE THE THE DENES PARK
- SHOPS NEARBY
- SOUTH FACING REAR YARD
- CLOSE TO REID STREET SCHOOL
- WELL PRESENTED

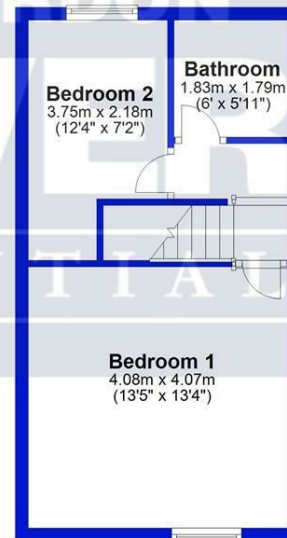
Ground Floor

Approx. 38.6 sq. metres (416.0 sq. feet)




First Floor

Approx. 32.3 sq. metres (347.7 sq. feet)



Total area: approx. 70.9 sq. metres (763.6 sq. feet)

For identification purposes only. Not to scale.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	47	47
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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MAB 6202



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