



**** SUPERB MID TERRACE HOUSE ** ** TWO BEDROOMS PLUS LOFT CONVERSION BEDROOM 3 ** ** NO ONWARD CHAIN ** ** RECENTLY REFURBISHED ** **
REFITTED KITCHEN AND BATHROOM ** ** NEW BOILER ** ** CLOSE TO AMENITIES ** ** WALKING DISTANCE TO SOUTH PARK & RAILWAY STATION ****

A larger than average mid terrace house located in the popular South Park area of Darlington. Recently refurbished to a high standard including a refitted kitchen, refitted bathroom and new gas combi boiler the property has been re-decorated throughout and new carpets and floor coverings fitted.

In addition the property has the benefit of gas central heating, upvc double glazing, new internal solid wood doors and a tiled roof. An ideal purchase for a family, first time buyer or investor looking for a buy to let property.

Grainger Street is located in a popular residential area off Park Lane close to Darlington Railway Station and the lovely South Park. Within walking distance of local shops, bars and restaurants virtually on the doorstep and only a short drive from Darlington Town Centre with its excellent range of shopping and leisure facilities.

The accommodation briefly comprises: Entrance Vestibule, Entrance Hall, Lounge, Dining Room, refitted Kitchen/ Breakfast Room with built in oven and hob and fitted breakfast bar, Landing, two Bedrooms on the first floor, refitted Bathroom/ wc with wall mounted chrome waterfall shower and loft conversion providing a large third Bedroom. Externally there is a good sized enclosed yard to the rear.

An internal inspection is highly recommended to appreciate the property fully. No onward chain.

Grainger Street, Darlington, DL1 5ES

3 Bedroom - House - Terraced

£115,000

EPC Rating: D

Tenure: Freehold

Council Tax Band: A



Grainger Street, Darlington, DL1 5ES



GROUND FLOOR

Entrance Porch

Entrance Hall

Lounge

13'10 into bay window x 11'8 into alcoves (3.96m'3.05m into bay window x 3.35m'2.44m into alc)

Dining Room

11'10 x 11'8 into alcoves (3.35m'3.05m x 3.35m'2.44m into alcoves)

Kitchen

12'2 x 7'10 (3.66m'0.61m x 2.13m'3.05m)



FIRST FLOOR

Landing

Bedroom 1

10'4 x 15'0 narrowing to 10'4 (3.05m'1.22m x 4.57m'0.00m narrowing to 3.05m'1.22m)



Bedroom 2

13'4 x 8'10 into alcoves (3.96m'1.22m x 2.44m'3.05m into alcoves)

Bathroom/ wc

9'2 x 7'10 into alcoves (2.74m'0.61m x 2.13m'3.05m into alcoves)



SECOND FLOOR

Bedroom 3

13'8 x 12'10 (3.96m'2.44m x 3.66m'3.05m)



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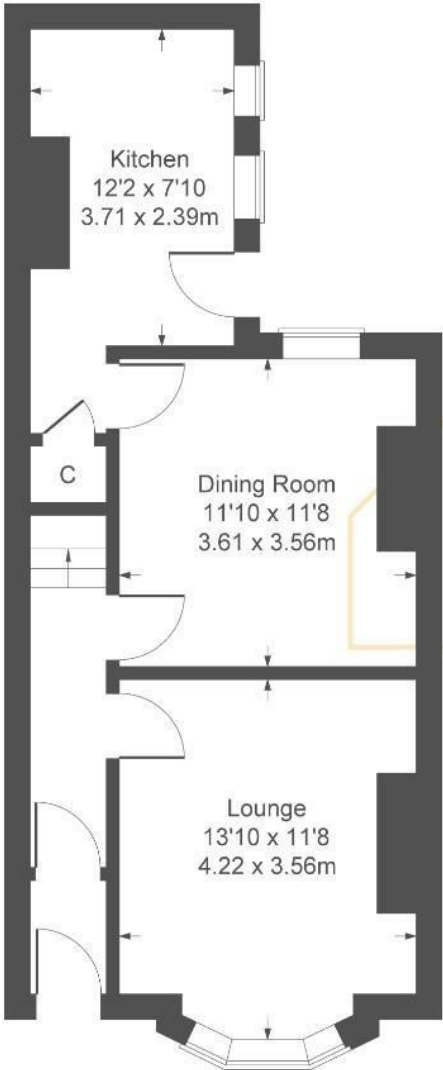


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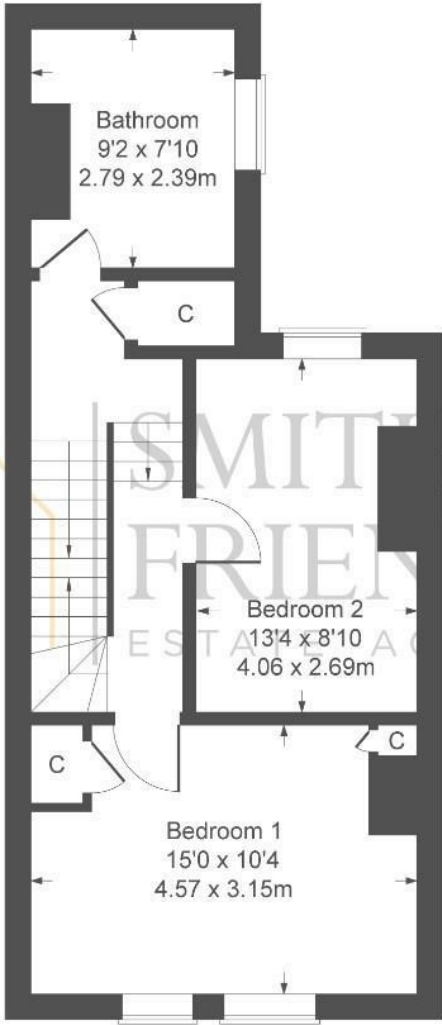
Grainger Street, Darlington, DL1 5ES

Grainger St

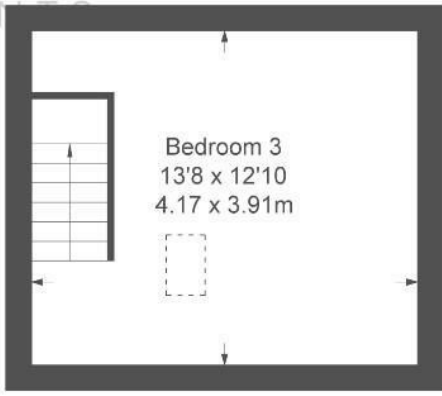
Approximate Gross Internal Area
1123 sq ft - 104 sq m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2025
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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. We can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	66	81
EU Directive 2002/91/EC		

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