



Roslyn Street

Darlington DL1 5DG

Offers Over £85,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Roslyn Street

Darlington DL1 5DG



- Two Bedroom
- Central Heated & Double Glazed
- EPC Rating D

- Mid Terrace
- Boarded Out Attic For Storage
- South Park Location

- Close To Town & Train Station
- Ideal First Home Or Investment
- Council Tax Band A

Attention Investors, Situated close to the Train Station and New Treasury !

We are delighted to be able to bring to the market this fantastic opportunity to purchase this recently refurbished two bedroomed mid terraced situated in the ever popular and pleasing South Park location close to local amenities and the main train line been minutes away. The property comes to the market with a newly fitted kitchen having been redecorated is double glazed and gas central heated and is offered with no chain. Useful storage space can be also found in the boarded out Attic of which has a drop down ladder.

In brief the accommodation comprises, Vestibule, Lounge, Dining Kitchen, Two Bedrooms, Boarded Attic, Bathroom/W,C. Yard

Entrance Vestibule

With double glazed front door

Lounge

14'1" x 13'1" (4.3 x 4.0)

Situated to the front with double glazed bay window, recently decorated and new flooring, gas central heating radiator.

Kitchen Diner

14'1" x 7'10" (4.3 x 2.4)

Situated to the rear with a modern range of newly fitted wall and floor units with contrasting work surfaces, double glazed window, rear back door.

First Floor

Bedroom1

13'9" x 11'9" (4.2 x 3.6)

Being a good double room situated to the front with double glazed window and central heating radiator.

Bedroom 2

6'10" x 8'10" (2.1 x 2.7)

Situated to the rear with double glazed window and central heating radiator.

Bathroom/W,C

With a modern suite comprising panelled bath, pedestal wash hand basin and low level W,C.

Boarded Attic

With drop down ladder, boarded out and velux window.

Outside

Enclosed Yard.

Note

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house

Council Tax Band

Band A

Tenure

This property is Freehold

Property Information

Local Authority

Darlington

Council Tax

Band:

A

Annual Price:

£1,506

Conservation Area

No

Flood Risk

No Risk

Floor Area

0 ft 2 / 0 m 2

Plot size

0.02 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

9 Mbps

Superfast

80 Mbps

Ultrafast

9000 Mbps

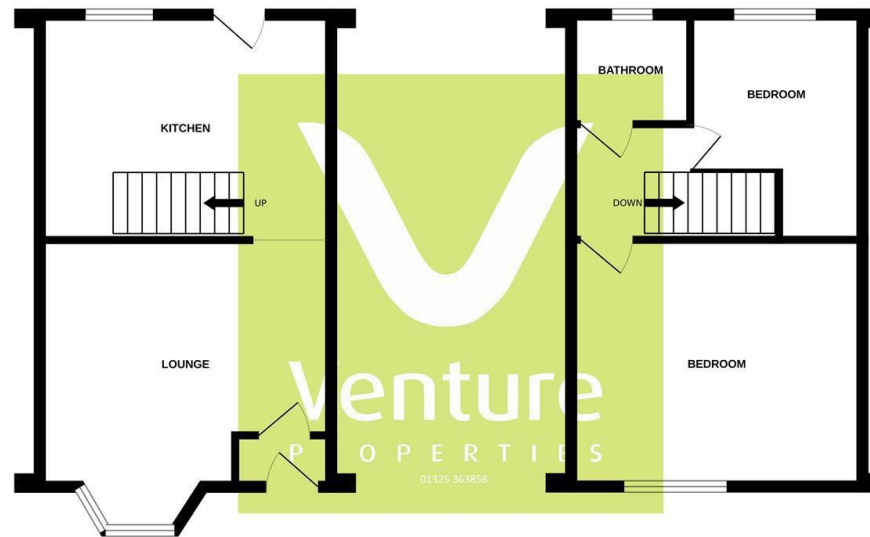
Satellite / Fibre TV Availability

BT

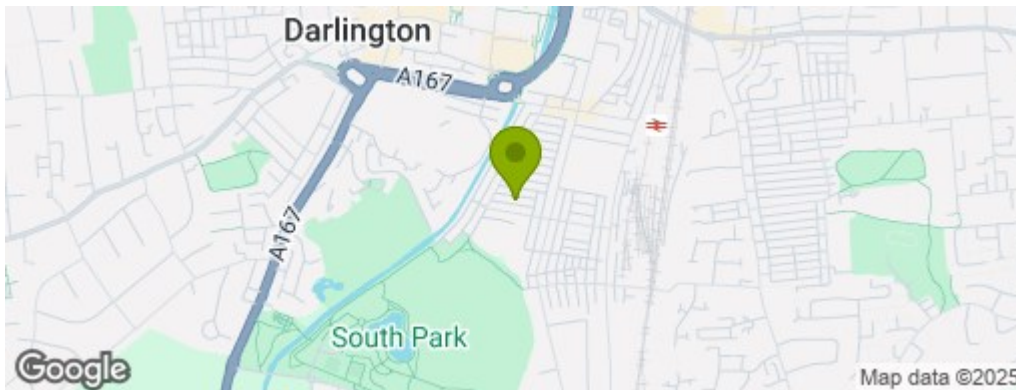
Sky

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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