



**Kitchener Street**

Darlington DL3 6NJ

**Offers Over £75,000**





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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

# Kitchener Street

Darlington DL3 6NJ



- 2 Bedroom Mid Terrace
- Gas Central Heating
- Council Tax Band A

- Sold With Sitting Tenant Paying £465pcm
- Double Glazing
- EPC Rating C

- Recently Decorated
- Rear Yard
- Close to Hospital

IDEAL INVESTMENT AND SOLD WITH SITTING TENANT PAYING £465pcm. This well presented two bedroom mid terraced property located in the popular Denes area of Darlington within close proximity to the town centre, memorial hospital, schools and other amenities.

In brief the accommodation comprises: entrance vestibule, lounge, kitchen/breakfast room, two bedrooms to the first floor and family bathroom.

Viewing is recommended.

## Entrance Vestibule

With upvc door to the front.

## Lounge

14' x 12'5 (4.27m x 3.78m)

Upvc double glazed window to the front, laminate flooring and radiator.

## Kitchen/Breakfast Room

14' x 6'10 (4.27m x 2.08m)

Upvc double glazed window and door to the rear, fitted with a range of walnut effect wall, base and drawer units, contrasting work surfaces, part tiled walls, stainless steel sink unit, space for cooker, space

for washing machine, tiled flooring, under stairs storage cupboard.

## First Floor

Landing.

## Bedroom 1

14' x 12'6 (4.27m x 3.81m)

Upvc double glazed window to the front, cast iron fireplace, radiator and built in storage cupboards.

## Bedroom 2

10'2 x 7'1 (3.10m x 2.16m)

Upvc double glazed window to the rear and radiator.

## Bathroom

Refitted with a white suite comprising panelled bath with shower over and shower screen, part pvc walls, low level wc, wash hand basin and obscure window to the rear.

## Externally

There is a courtyard to the rear with two brick built sheds and gated access.

## Council Tax

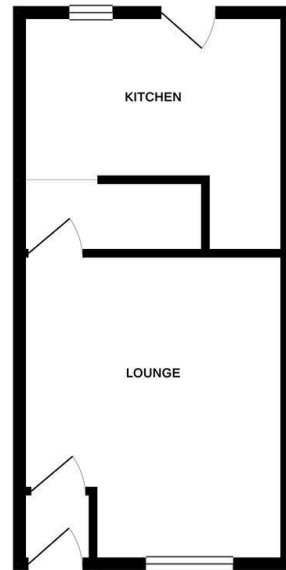
Band A

## Tenure

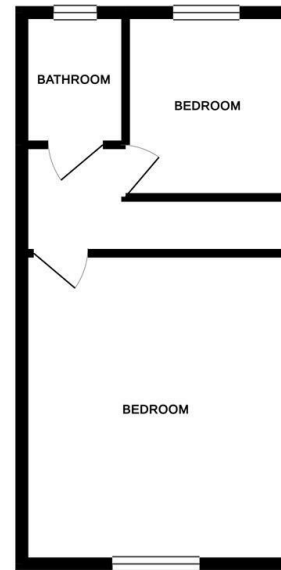
## Note

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

GROUND FLOOR 305 sq. ft.  
( 28.4 sq. m. )

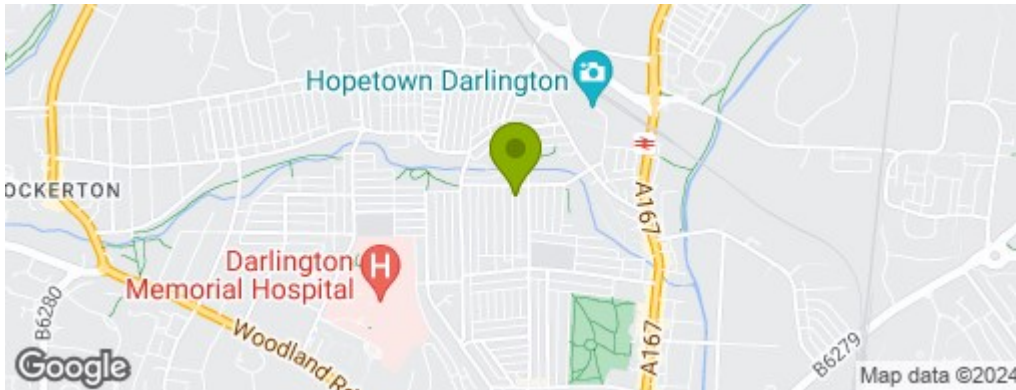


1ST FLOOR 305 sq. ft.  
( 28.4 sq. m. )



TOTAL FLOOR AREA: 611 sq. ft. ( 56.8 sq. m. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, spaces 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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## Property Information

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