



Falmer Road

Darlington DL1 4AY

£65,000



Venture
PROPERTIES



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.



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Falmer Road

Darlington DL1 4AY



- Two Bedroom Mid Terrace
- In Need Of Some TLC
- Enclosed Courtyard

- Close To Train Station & Amenities
- No Chain
- Priced To Sell

- Two Reception Rooms
- EPC Grade TBC
- Eastbourne Location

This two-bedroom mid-terrace house located on Falmer Road in Darlington comes to the market with no chain. This property is an ideal investment opportunity for those looking to put their personal touch on a home.

With spacious living accommodation having lounge and separate dining room, two double bedrooms to the first floor can be located and enclosed courtyard to rear.

Although this property is in need of some tender loving care, it comes with the benefit of being double glazed and central heated, providing comfort and warmth throughout the year.

Don't miss out on the chance to transform this house into your dream home. With a little imagination and effort, this property has the potential to become a beautiful and inviting space for you to enjoy for years to come. Contact us today to arrange a viewing and start envisioning the possibilities that this house has to offer.

Entrance Vestibule

With front door and door leading into

Lounge

13'1"/3'3" x 14'9" max (4/1 x 4.5 max)

Situated to the front with double glazed window, gas central heating radiator and feature fireplace.

Dining Room

7'10" x 13'1" (2.4 x 4.0)

Situated to the rear with double glazed window, understairs recess area with cupboard.

Kitchen

13'1"/19'8" x 5'6" (4/6 x 1.7)

Situated to the rear with a range of units, cooker connection point, stainless steel sink unit, double glazed window and rear back door.

Inner lobby

With wall mounted boiler.

Bathroom/W.c

With a suite comprising a panelled bath, pedestal wash hand basin and low level w.c.

First Floor

Landing area.

Bedroom 1

13'1"/3'3" x 13'1" (4/1 x 4.0)

Situated to the front a double room with double glazed window and central heating radiator.

Bedroom 2

13'5" x 7'10" (4.1 x 2.4)

Situated to the rear is another double room with a double glazed window, central heating radiator and over stairs built in store cupboard.

Council Tax

Band A

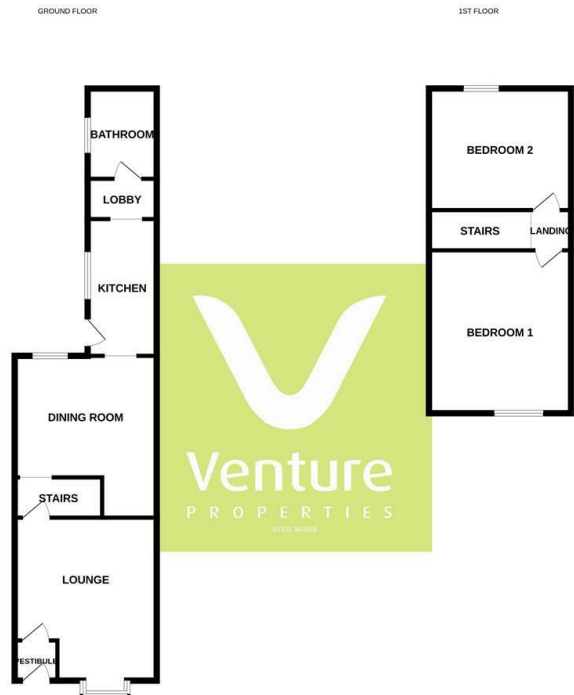
Outside

The home has a secured enclosed courtyard with rear gate to main lane.

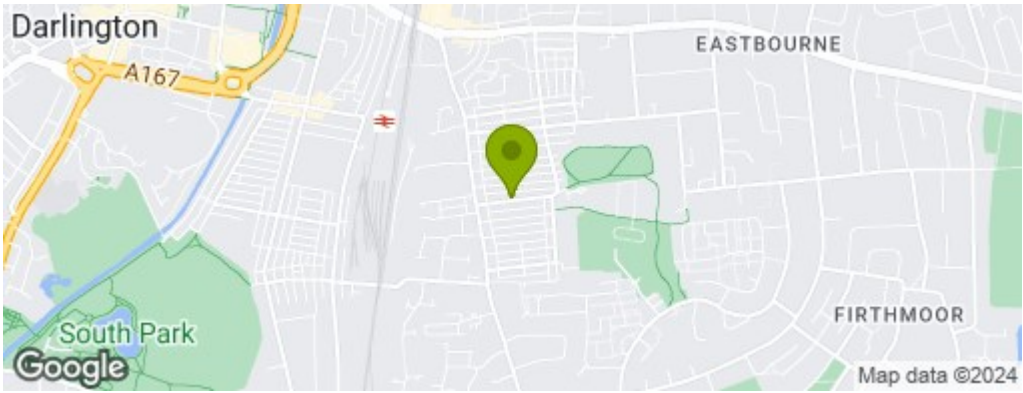
Note

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

Tenure



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-measurement. This plan is for information purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have been used and no guarantee as to their operability or efficiency can be given. Made with Metagen ©2024



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