



Leonard Street

Darlington DL1 4BA

Offers Over £80,000





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.



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Leonard Street

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- Spacious Two Bedroom Terrace
- Close To Town And Main Train Station
- Enclosed Courtgarden To Rear.

- Two Reception Rooms
- Ideal First Home Or Investment Gaining Around £600 pcm
- EPC Grade TBC

- Offered With No Chain
- Gas Central Heated And Double Glazed

Welcome to this charming two-bedroom mid-terrace house located on Leonard Street in the heart of Darlington. This property boasts a spacious interior with two reception rooms, perfect for that first time buyer or investor.

With two bedrooms, this home offers plenty of space for a small family, guests, or even a home office. The bathroom is conveniently located to serve both bedrooms, ensuring privacy and convenience for all residents.

Situated close to the train station, commuting will be a breeze for those working in nearby towns or cities. Additionally, with amenities right at your doorstep, you'll have everything you need within easy reach.

This property is being offered with no chain, providing a smooth and hassle-free buying process. With vacant possession, you can move in swiftly and start enjoying your new home without delay.

Benefiting from double glazing and gas central heating, this house ensures warmth and comfort throughout the year. Don't miss out on the opportunity to own this lovely terraced house in a convenient location. Contact us today to arrange a viewing and make this house your new home!

Entrance Hallway

With stairs to the first floor.

Lounge

9'10"6'6" x 11'9" (3.2 x 3.6)

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

Dining Room

11'5" x 13'9" (3.5 x 4.2)

Situated to the rear with double glazed window, gas central heating radiator and understairs store cupboard.

Kitchen

10'5" x 5'2" (3.2 x 1.6)

Situated to the rear with arrange of wall and floor units, part tiled walls, double glazed window and rear back door.

Rear Lobby

With rear door and store area.

Downstairs W,C

With a low level W,C.

Utility Area

With plumbing connections for a washing machine.

First Floor

Landing area.

Bedroom1

11'9" x 14'1" (3.6 x 4.3)

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

Bedroom 2

12'9" x 8'2" (3.9 x 2.5)

Situated to the rear another good double room with double glazed window, feature fireplace and gas central heating radiator.

Bathroom/W.,C

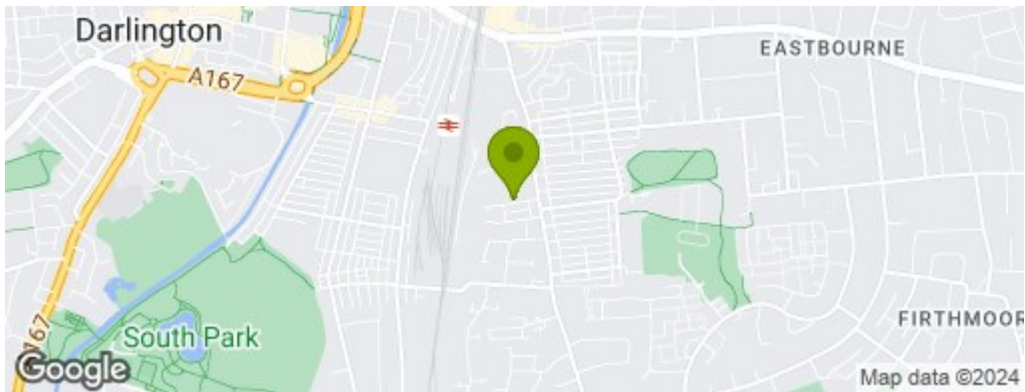
With a suite comprising panelled bath, pedestal wash hand basin and low level w,c.

Outside

The home has an enclosed courtgarden to rear with rear gate access.



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 errors, omissions or misstatements. This plan is for guidance purposes only and should be used as a guide to the prospective purchaser. The services, systems and appliances shown here are for information only and no guarantee as to their operability or efficiency can be given. Made with Mapbox ©2024



Property Information

01325 363858

45 Duke Street, Darlington, County Durham, DL3 7SD
sales@venturepropertiesuk.com