



**Bartlett Street**

Darlington DL3 6NQ

**£104,000**

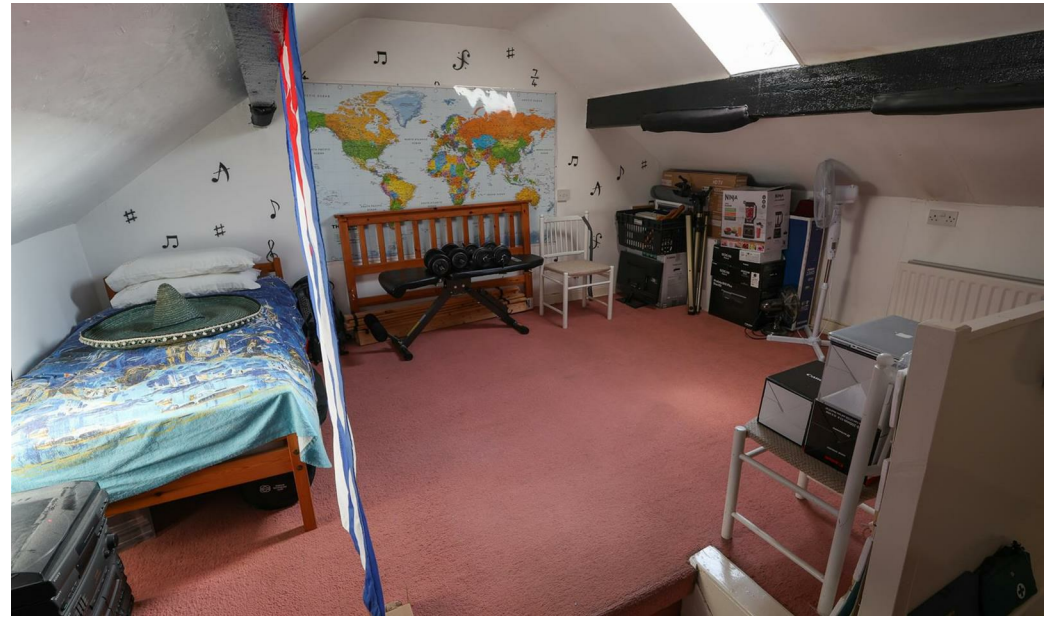




This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely 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.



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.



# Bartlett Street

Darlington DL3 6NQ



- Three Bedroom End of Terrace Property
- Council Tax Band A

- Denes Location
- Epc Rating D

- Attic Room

A well presented deceptively spacious three bedroom end terraced property located in the Denes area of Darlington within easy reach of the town centre, Cockerton, schools and other amenities. The property benefits from upvc double glazing, gas central heating, two reception rooms and a fitted kitchen. Three bedrooms to the first floor, family bathroom and staircase leading to the attic room. There is an enclosed courtyard to the rear.

Viewing is recommended.

## Entrance Hall

Upvc door to front, staircase to first floor and radiator.

## Lounge

12'6 x 12 (3.81m x 3.66m)

Upvc double glazed bay window to front and radiator.

## Dining Room

12'11 x 12 (3.94m x 3.66m)

Upvc double glazed window to rear and radiator.

## Kitchen

11'6 x 7'5 (3.51m x 2.26m)

Upvc double glazed window to side, fitted with wall, base and drawer units, four ring gas hob, oven and

extractor over. Stainless steel sink unit, there is space for a washing machine and fridge freezer.

## Lobby

## First Floor Landing

Upvc double glazed window to side, staircase to second floor and storage cupboard.

## Bedroom One

13 x 9'2 (3.96m x 2.79m)

Upvc double glazed window to rear and radiator.

## Bedroom Two

12'6 x 9'2 (3.81m x 2.79m)

Upvc double glazed window to front and radiator.

## Bedroom Three

12'5 x 5'11 (3.78m x 1.80m)

Upvc double glazed window to front and radiator.

## Bathroom

Upvc double glazed obscure window to side, panelled bath with shower over and screen, w.c, wash hand basin and radiator.

## Attic Room

14'11 x 13'10 (4.55m x 4.22m)

Skylight to rear and radiator.

## Externally

To the rear there is a yard with gated access to rear lane.

## Council Tax

Band A

## Tenure

Freehold

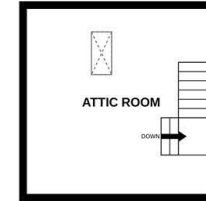
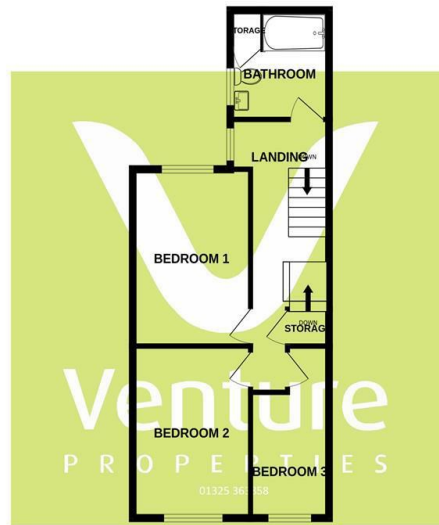
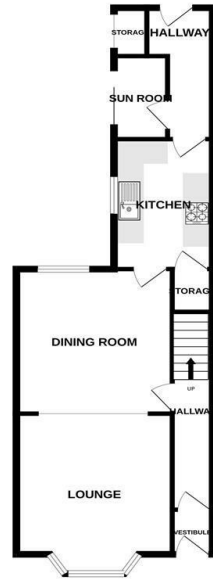
## Note

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

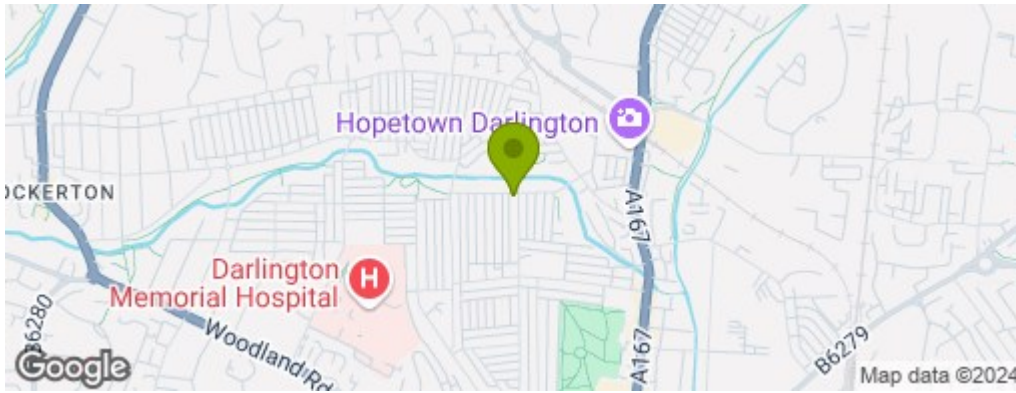
GROUND FLOOR

1ST FLOOR

2ND 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.  
Made with Metropix ©2024



## Property Information

**01325 363858**

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