



Brougham Street

Darlington DL3 0ND

Offers Over £55,000





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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Brougham Street

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- Two Bedroom Mid Terrace
- In Need Of Some Modernisation
- Enclosed Yard To Rear

- Fantastic Investment Opportunity
- Offered To The Market With No Chain
- Harrowgate Hill/North Road Area

- Close To Local Amenities
- EPC Grade TBC
- Gas Central Heated

Welcome to Brougham Street, Darlington - a charming location for this ideal investment opportunity! This two-bedroom mid-terrace house is a fantastic find for those looking to put their own stamp on a property.

Although in need of modernisation, this house presents a great buy for those with a vision for transforming a property into a cosy home. With one reception room, two bedrooms, and a bathroom, there is plenty of space to work with. The home is gas central heated and double glazed.

Situated close to amenities, this property offers convenience and easy access to everything you might need. Additionally, being offered to the market with no chain means a smoother and quicker process for potential buyers.

Don't miss out on the chance to own this gem in Darlington - a perfect canvas for creating your dream home!

Entrance Hall

With stairs to the first floor.

Lounge

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

Dining Kitchen

With a range of units, under stairs store cupboard, double glazed window to rear elevation, rear back door, integrated oven and hob with overhead extractor unit and gas central heating radiator.

First Floor

Bedroom 1

Situated to the front with two double glazed windows and central heating radiator.

Bedroom 2

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

Bathroom/W.C

With a suite comprising panelled bath, pedestal wash hand basin and low level w.c. Fully tiled walls and double glazed window.

Outside

The home has an enclosed yard to the rear with rear gate access.

Council Tax

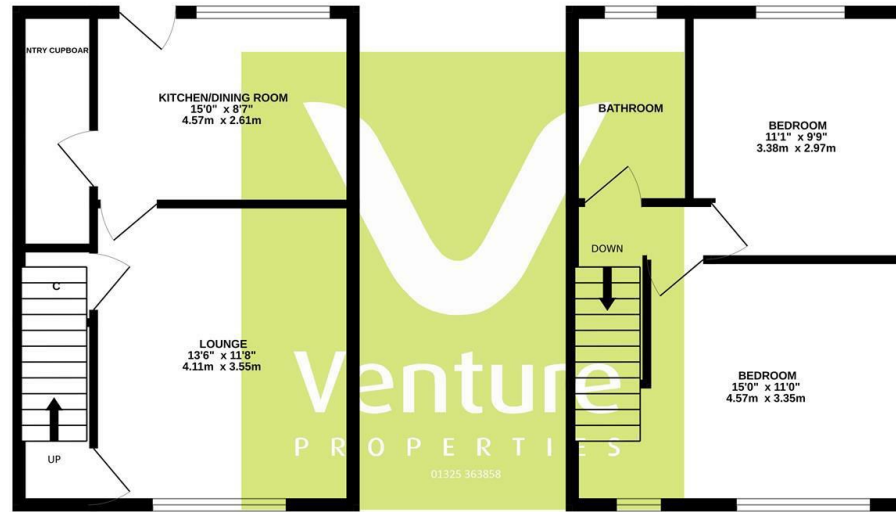
Band

Tenure

Note

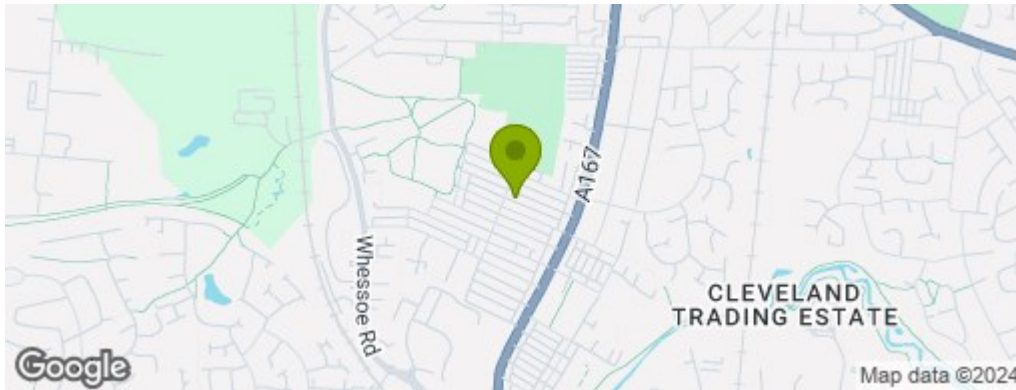
GROUND FLOOR
331 sq.ft. (30.8 sq.m.) approx.

1ST FLOOR
331 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA: 662 sq.ft. (61.5 sq.m.) approx.

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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Property Information

01325 363858

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