



**Louisa Street**

Darlington DL1 4ED

**£45,000**





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# Louisa Street

Darlington DL1 4ED



- In Need Of Modernisation
- Two Reception Rooms

- Three Bedroom
- Enclosed Yard To Rear

- Mid Terrace
- EPC Grade G

## \*Online Viewings Only\*

Welcome to Louisa Street, Darlington! This three-bedroom mid-terrace house is brimming with potential. Situated in a convenient location close to amenities, this property offers two reception rooms, providing ample space for entertaining or relaxation.

Although in need of a complete refurbishment, this property presents a fantastic opportunity for those looking to put their own stamp on a home. With three bedrooms, there is plenty of room for a growing family or those in need of extra space.

Located in the heart of Darlington, this property is perfect for those who value convenience and easy access to local amenities. Whether you're looking to create your dream home or invest in a property with great potential, this three-bedroom mid-terrace house on Louisa Street is definitely worth considering. Online Viewings only

## Hallway

## Lounge

12'1" x 13'5" (3.7 x 4.1)

Situated to the front with bay window.

## Dinning Room

14'5" x 12'0" (4.40 x 3.66)

Situated to the rear.

## Kitchen

9'11" x 17'10" (3.03 x 5.46)

Situated to the rear.

## First Floor

Landing area.

## Bedroom 1

9'6" x 11'5" (2.92 x 3.5)

Situated to the front

## Bedroom 2

12'2" x 12'0" (3.72 x 3.66)

Situated to the rear

## Bedroom 3

8'5" x 7'8" (2.57 x 2.34)

Situated to the front.

## Bathroom/W,C.

9'11" x 8'11" (3.03 x 2.72)

Situated to the rear.

## Externally

Forecourt to the front and enclosed yard to rear.

## Council Tax

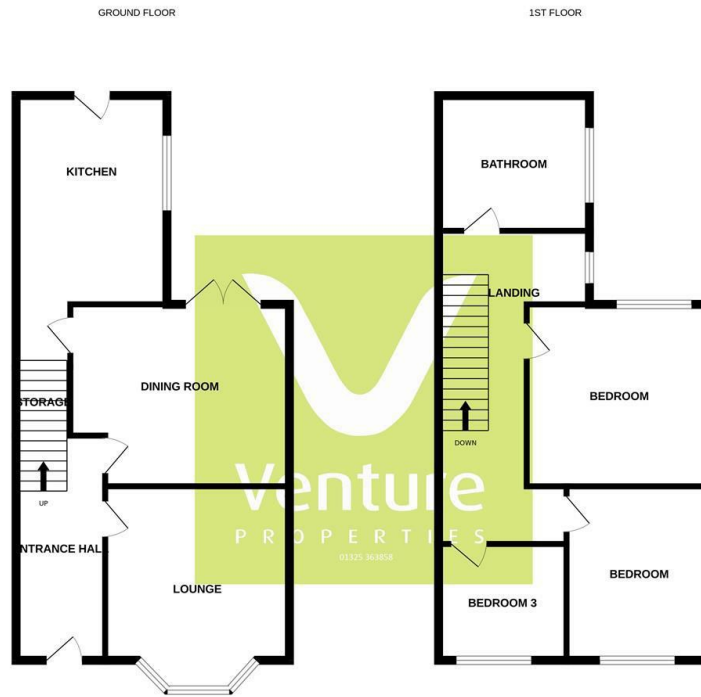
Band A

## Tenure

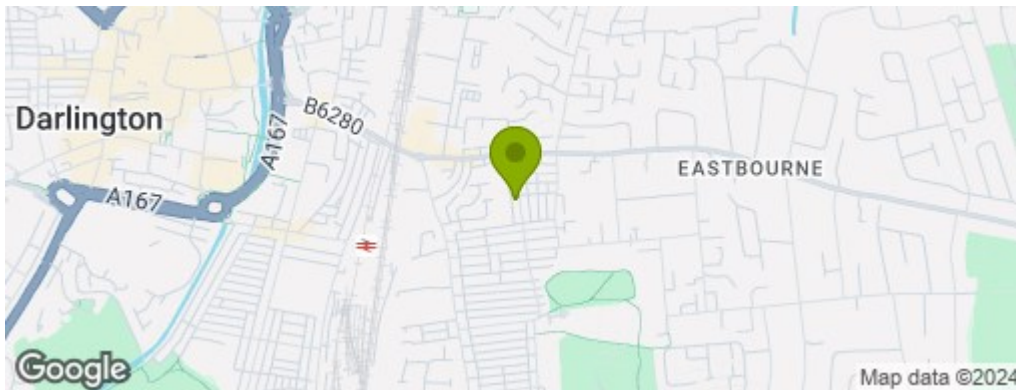
Freehold

## 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



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of rooms, windows, doors and any other items are approximate and the responsibility is taken for any error, omission or misstatement. 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 quantity or efficiency can be given. Made with Metagon ©2024



## Property Information

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