



Marshall Street

Darlington DL3 6NN

£85,000



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 firms 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 firms employment has the authority to make or give any representation or warranty in respect of the property.



Marshall Street

Darlington DL3 6NN



- Two Bedroom Terraced Property
- Council Tax Band A

- Denes Location
- EPC Rating C

- Close to Amenities

Welcome to this mid terrace house located on Marshall Street in the sought-after Denes area of Darlington. This delightful property boasts two cosy bedrooms, ideal for a small family or those looking for a spare room or home office.

As you step inside, you are greeted by a welcoming reception room, perfect for relaxing with family or entertaining guests. The bathroom is conveniently located, offering both functionality and style.

Contact us today to arrange a viewing and take the first step towards owning your dream home in Darlington.

No Onward Chain

Entrance Hall

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

Lounge

11'5 x 10'11 (3.48m x 3.33m)

Upvc double glazed window to front and radiator.

Dining room

13'5 x 10'10 (4.09m x 3.30m)

Upvc double glazed window to rear, under stairs storage and radiator.

Kitchen

13'6 x 6'0 (4.11m x 1.83m)

Upvc double glazed window to side, fitted with base and drawer units, a four ring gas hob and oven, ceramic sink with mixer tap. There is space for a fridge freezer and washing machine, lino flooring and radiator.

First Floor Landing

Bedroom One

15'1 x 10'11 (4.60m x 3.33m)

Upvc double glazed window to front, original feature fireplace and radiator.

Bedroom Two

14'0 x 8'5 (4.27m x 2.57m)

Upvc double glazed window to rear and radiator.

Bathroom

Upvc double glazed obscure window to rear, fitted with panelled bath with shower over and screen, w.c., wash hand basin, heated towel rail and tiled walls.

Externally

To the rear there is an enclosed split level yard with an outside tap, which is laid with Astro Turf.

Council Tax

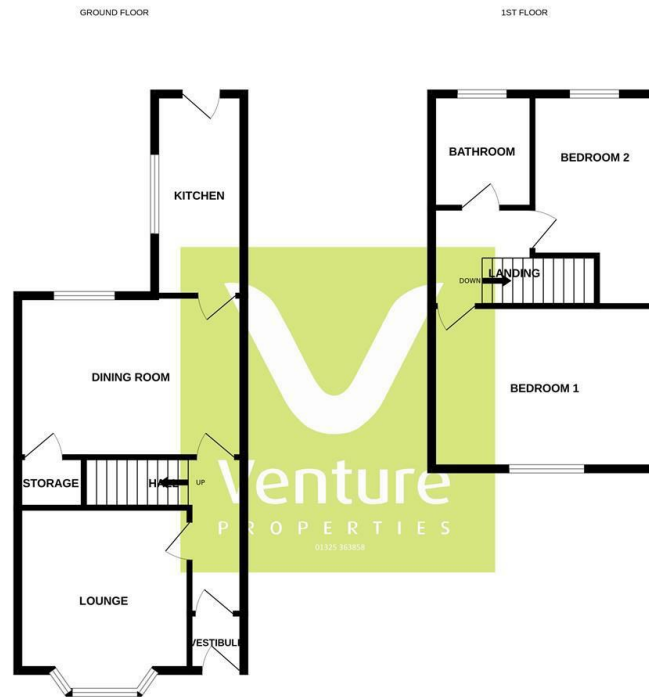
Band A

Tenure

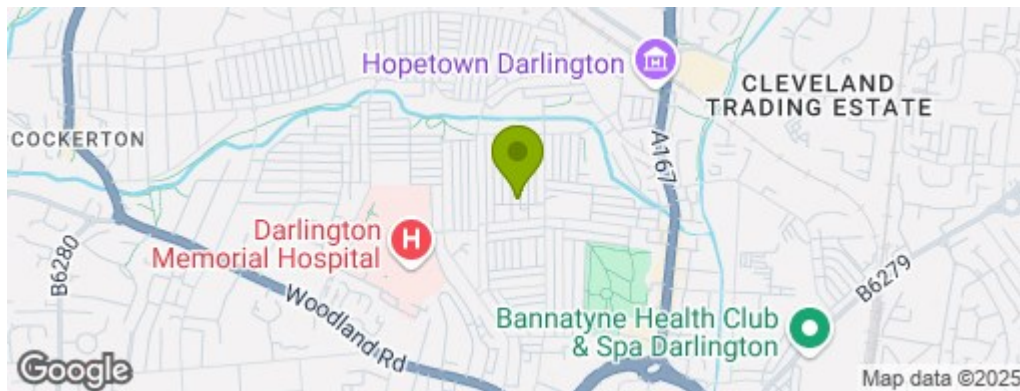
Freehold

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 floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and equipment shown here are not guaranteed and no guarantee as to their operability or efficiency can be given.
Made with NetScout CS24



Property Information

01325 363858

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