



Grainger Street

Darlington DL1 5ES

£89,995





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- Three Bedroom Terrace Property
- South Park Location

- Two Reception Rooms
- EPC Rating D

- Ideal Investment or First Time Buy
- Council Tax Band A

A three bedroom terraced property situated in the South Park area of Darlington. The property would suit a number of potential buyers including Investors and First Time Buyers. The property is well located close to local amenities and the Train Station, as well as being a short walk to the Town Centre.

Early viewing is highly recommended.

Entrance Hall

Upvc double glazed door to front, staircase to first floor landing and radiator.

Reception Room One

12'7 x 11'5 (3.84m x 3.48m)

Upvc double glazed bay window to front, electric fire in surround and radiator.

Reception Room Two

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

Upvc double glazed window to rear and radiator.

Kitchen

12'2 x 6'11 (3.71m x 2.11m)

Upvc double glazed window to side, fitted with wall, base and drawer units, stainless steel sink, four ring gas hob and oven with extractor over. There is an integrated dishwasher, space for a washing machine and fridge freezer, under stairs storage and radiator.

Conservatory

12'4 x 7'00 (3.76m x 2.13m)

With w.c and French doors to rear.

First Floor Landing

With storage cupboard and access to the attic room via drop down ladder.

Bedroom One

13'2 x 8'10 (4.01m x 2.69m)

Upvc double glazed window to rear, original fireplace and radiator.

Bedroom Two

12'7 x 6'11 (3.84m x 2.11m)

Upvc double glazed window to front and radiator.

Bedroom Three

9'3 x 7'7 (2.82m x 2.31m)

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

Bathroom

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

Attic

13'4 x 13'3 (4.06m x 4.04m)

Externally

To the rear there is an enclosed yard with gated access to back lane.

Council Tax

Band A

Tenure

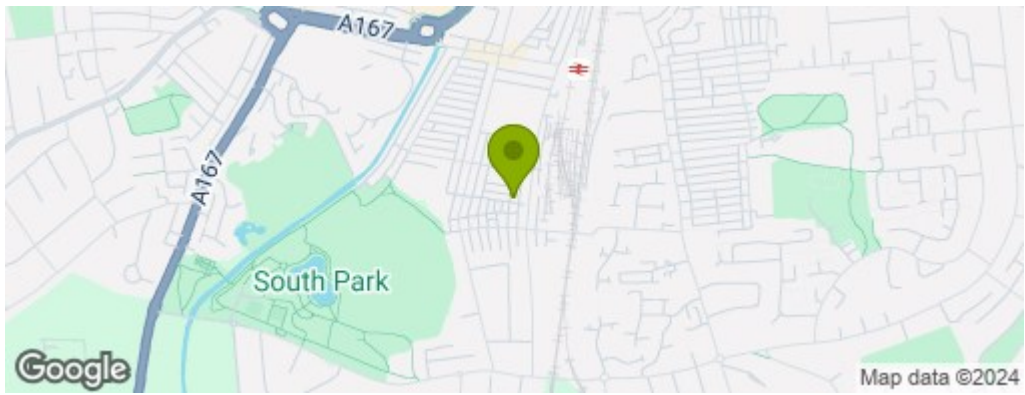
Freehold

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



Whilst every attempt has been made to ensure the accuracy of the floorplans 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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