



**Coniston Street**

Darlington DL3 6DJ

**Offers Over £100,000**







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# Coniston Street

Darlington DL3 6DJ



- Two Bedroom Terraced Property
- Council Tax Band A
- Must Be Seen Internally

- Denes Location Close To Amenities
- EPC Rating D

- Upvc double glazing throughout
- Forecourt Garden To Front

This well presented two bedroom mid terraced property comes to the market with no onward chain and is situated in the Denes area of Darlington and lies within walking distance of the memorial hospital and town centre. The home would suit the needs of a wide variety of purchasers including the first time buyer or investor. The home benefits from double glazing, gas central heating and in brief comprises: entrance vestibule, lounge, dining room, kitchen, two bedrooms to the first floor and bathroom. There is a forecourt to the front and enclosed yard to the rear.

Viewing is recommended

## Entrance Vestibule

Composite door to front

## Lounge

13'10 x 12'2 (4.22m x 3.71m)

Upvc double glazed bay window to front, gas fire with surround and radiator.

## Dining Room

13'10 x 8'9 (4.22m x 2.67m)

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

## Kitchen

11'1 x 7 (3.38m x 2.13m)

Upvc double glazed window and door to rear and window to side, fitted with wall, base and drawer units and stainless steel sink. There is a four ring gas hob and oven with extractor over, radiator and space for a fridge freezer.

## First Floor Landing

With access to fully boarded loft via drop down ladder.

## Bedroom One

13'10 x 12'2 (4.22m x 3.71m)

Upvc double glazed window to front and radiator.

## Bedroom Two

12'1 x 8'10 (3.68m x 2.69m)

Upvc double glazed window to rear and radiator.

## Bathroom

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

## Externally

To the front there is an enclosed forecourt.

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

## Council Tax

Band

## 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

## Property Information

Local Authority

Darlington

Council Tax

Band:

A

Annual Price:

£1,506

Conservation Area

No

Flood Risk

No Risk

Floor Area

785 ft 2 / 73 m 2

Plot size

0.02 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

7 Mbps

Superfast

80 Mbps

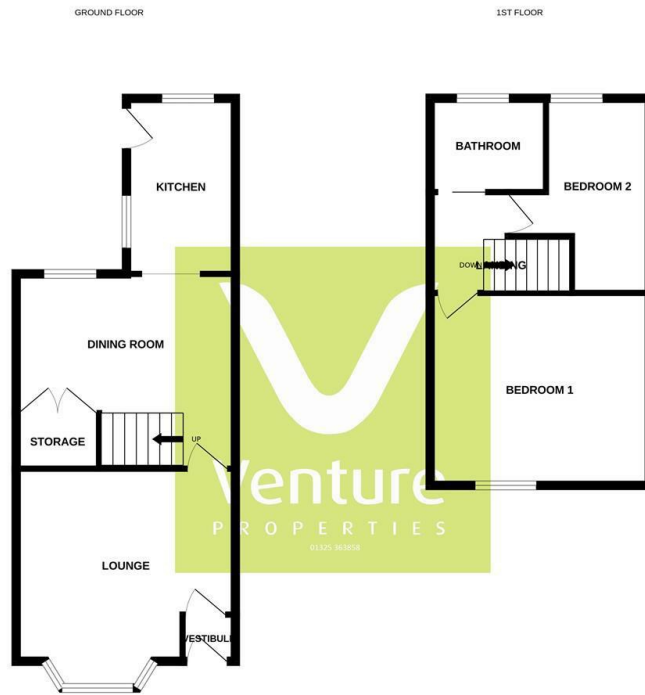
Ultrafast

9000 Mbps

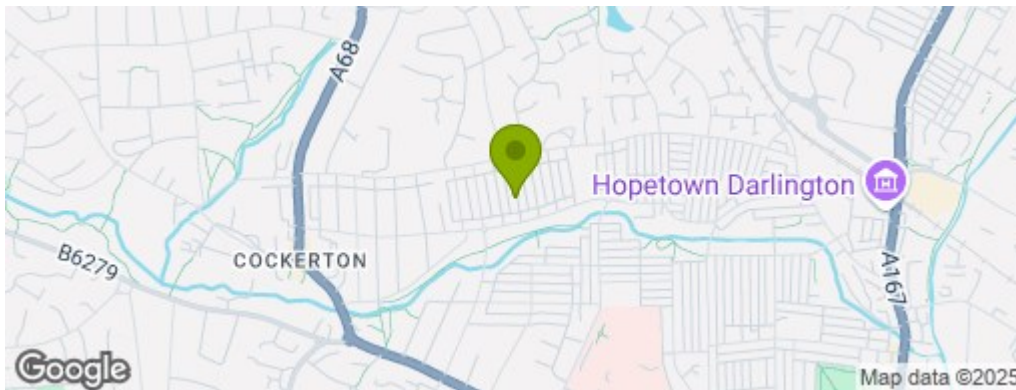
Satellite / Fibre TV Availability

BT

Sky



While 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 the proposed property only and should be used as such by any prospective purchaser. The service, quality and appearance should have not been tested and no guarantee as to their suitability or efficiency can be given.  
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## Property Information

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