



**Hilda Street**

Darlington DL1 1SY

**Offers In The Region Of £85,000**







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





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# Hilda Street

Darlington DL1 1SY



- Three Bedroom Terraced House
- Ideal Investment Property

- Town Centre Location
- Council Tax Band A

- No Onward Chain
- Epc Rating D

Located on Hilda Street this mature terraced house presents an excellent opportunity for both first-time buyers and seasoned investors alike. With no onward chain, you can move in with ease and enjoy the benefits of this well-located property.

The house boasts two spacious reception rooms, perfect for entertaining guests or perhaps the home worker. The three bedrooms provide ample space for a growing family or can be utilised as home offices or guest rooms, depending on your needs. The bathroom is situated on the first floor, ensuring comfort and accessibility for all.

Recent redecoration has breathed new life into the property, with fresh carpets and flooring enhancing its appeal. This modern touch complements the traditional features of the home, creating a warm and inviting atmosphere.

Situated close to the town centre, residents will appreciate the convenience of nearby shops, cafes, and amenities. Additionally, the proximity to the railway station makes commuting a breeze, connecting you to larger cities and beyond.

With its good investment potential, this property is not only a lovely home but also a smart choice for those looking to expand their property portfolio. Whether you are seeking a family residence or a rental opportunity, this terraced house on Hilda Street is sure to impress. Don't miss the chance to make it your own.

## Entrance Hall

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

## Lounge

13' 1 x 11'0 (3.96m x 3.35m)

Upvc double glazed window to front, coving to ceiling and radiator.

## Dining Room

13'5 x 10'11 (4.09m x 3.33m)

Upvc double glazed window to rear, storage cupboard and radiator.

## Kitchen

9'4 x 5'11 (2.84m x 1.80m)

Upvc double glazed window to side, fitted with wall, base and drawer units,

stainless steel sink and mixer tap, five ring gas hob and oven with extractor over. There are part tiled walls and a Upvc door to rear.

## First Floor Landing

### Bedroom One

11'0 x 10'4 (3.35m x 3.15m)

Upvc double glazed window to front and radiator.

### Bedroom Two

11'0 x 9'8 (3.35m x 2.95m)

Upvc double glazed window to rear and radiator.

### Bedroom Three

7'8 x 6'10 (2.34m x 2.08m)

Upvc double glazed window to front and radiator.

## Bathroom

Upvc double glazed obscure window to rear, fitted panelled bath with shower over and screen. Low level w.c, wash hand basin, fully tiled walls and vinyl flooring.

## Externally

To the rear is an enclosed yard.

## 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

## Property Information

Local Authority

Darlington

Council Tax

Band:

A

Annual Price:

£1,506

Conservation Area

No

Flood Risk

No Risk

Floor Area

936 ft 2 / 87 m 2

Plot size

0.02 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

16 Mbps

Superfast

71 Mbps

Ultrafast

9000 Mbps

Satellite / Fibre TV Availability

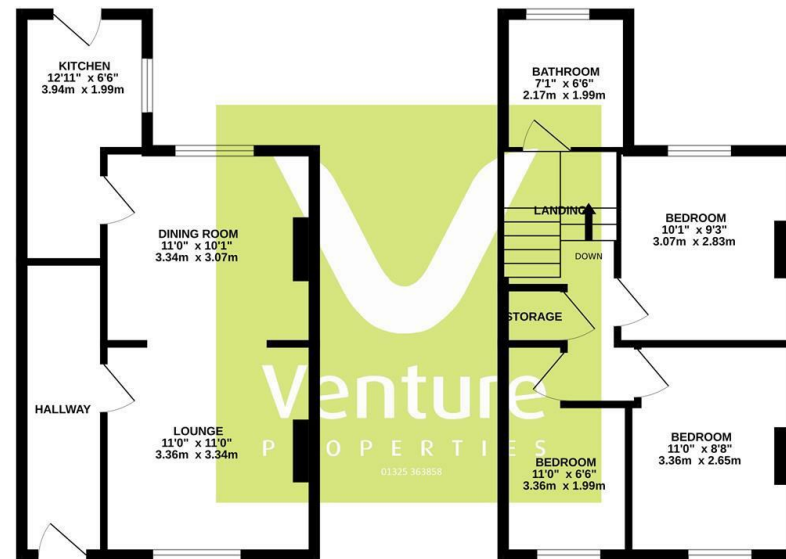
BT

Sky

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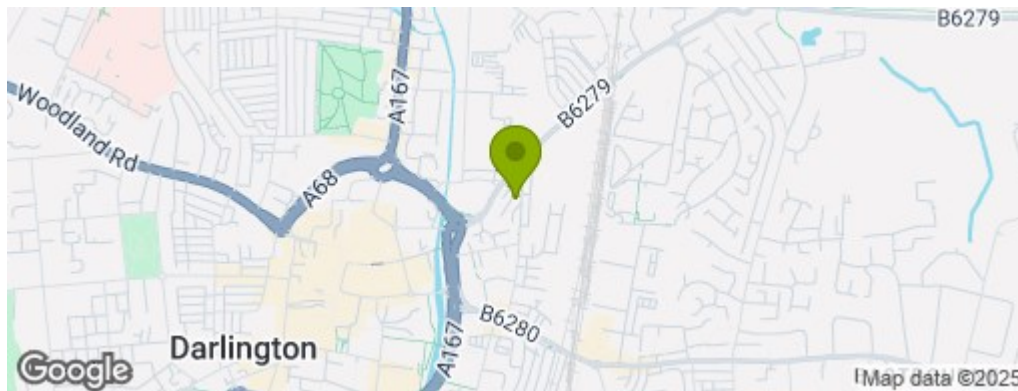
GROUND FLOOR  
362 sq.ft. (33.7 sq.m.) approx.

1ST FLOOR  
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA: 725 sq.ft. (67.4 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

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