



Bedford Street

Darlington DL1 5JX

Offers Over £100,000





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Bedford Street

Darlington DL1 5JX



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

- South Park Location
- EPC Rating D
- Ideal First Home Or Investment

- Close to Green Open Spaces
- Main Line Train Station Within Walking Distance

Bedford Street, Darlington, is a delightful mid-terrace house that presents an excellent opportunity for both first-time buyers and savvy investors. With two well-proportioned reception rooms, this property offers ample space for relaxation and entertaining.

Its prime location near South Park is particularly appealing, as it offers easy access to beautiful green open spaces, perfect for leisurely strolls or invigorating dog walks.

This residence not only serves as a lovely dwelling but also stands as a promising investment opportunity. With the growing demand for properties in this desirable location, it is an excellent choice for those looking to expand their property portfolio.

In summary, this two-bedroom mid-terrace house on Bedford Street is a fantastic find, combining comfort, convenience, and potential in one attractive package. Whether you are seeking a new home or a strategic investment, this property is well worth your consideration.

Entrance Hall

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

Lounge

12'3 x 11 (3.73m x 3.35m)

Upvc double glazed bay window to front and radiator.

Dining Room

12'3 x 11'9 (3.73m x 3.58m)

Upvc double glazed window to rear and radiator.

Kitchen

13'4 x 6'4 (4.06m x 1.93m)

Upvc double glazed window and door to side, electric hob and oven with extractor over, sink with mixer tap, integrated fridge freezer and washing machine.

First Floor Landing

Bedroom One

16'1 x 11 (4.90m x 3.35m)

Upvc double glazed window to front and radiator.

Bedroom Two

11'9 x 9'6 (3.58m x 2.90m)

Upvc double glazed window to rear and radiator.

Bathroom

Upvc double glazed obscure window to side, bath with shower over, wash hand basin, w.c, storage cupboard and radiator.

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

1,033 ft 2 / 96 m 2

Plot size

0.02 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

13 Mbps

Superfast

79 Mbps

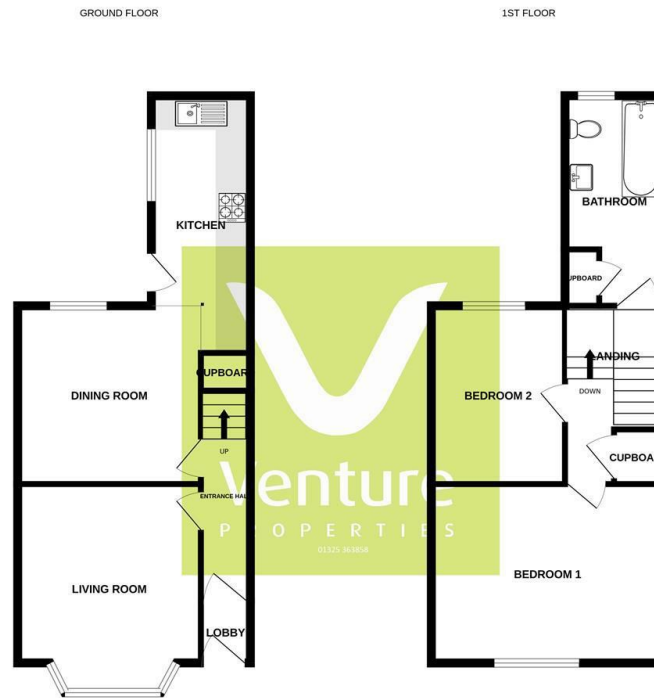
Ultrafast

9000 Mbps

Satellite / Fibre TV Availability

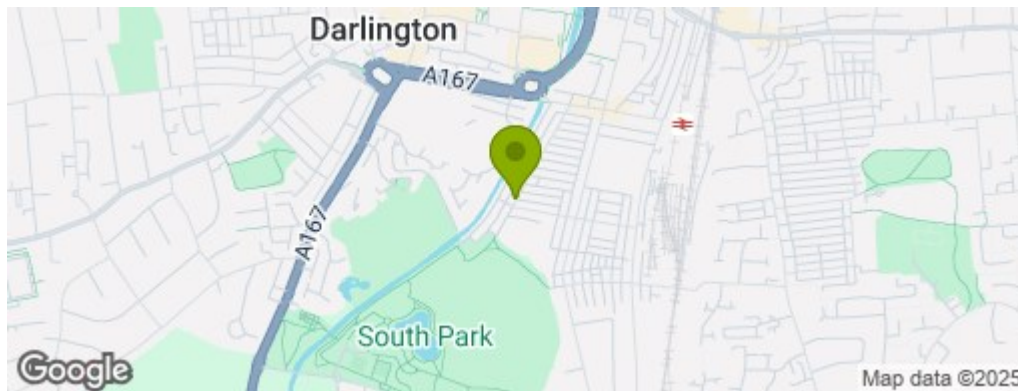
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other details are approximate and no responsibility is taken for any error, omission or misstatement. This plan 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 operability or efficiency can be given.

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