



Acacia Street

Darlington DL3 6QD

Offers In The Region Of £117,500





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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Acacia Street

Darlington DL3 6QD



- Two Bedroom Terraced
- Epc Rating D

- Close to Darlington Memorial Hospital

- Close to Amenities

Located in the sought-after Denes area of Darlington, this well presented mid terraced house on Acacia Street presents an excellent opportunity for first-time buyers or savvy investors. Boasting a well-planned layout, the property features two inviting reception rooms that provide ample space for relaxation and entertaining. The two comfortable bedrooms offer a peaceful retreat, while the well-appointed bathroom ensures convenience for daily living.

One of the standout features of this home is the delightful garden room, which serves as a snug or office for the home worker, perfect for unwinding with a book or enjoying a cup of tea. The property has been meticulously maintained throughout, reflecting a sense of care and attention that is sure to impress.

Situated close to the town centre and the Cockerton Village, residents will benefit from a wealth of local amenities, including shops, cafes, and parks, all within easy reach. This prime location not only enhances the appeal of the home but also offers a vibrant community atmosphere.

With its combination of comfort, style, and practicality, this property is a must-see. We highly recommend scheduling a viewing to fully appreciate all that this delightful home has to offer.

Entrance Porch

Composite door to front, staircase to first floor landing.

Lounge

13'11 x 15'00 (4.24m x 4.57m)

Upvc double glazed bay window to front, coving to ceiling, fireplace with hearth and fire, radiator.

Kitchen/Breakfast Room

13'10 x 7'10 (4.22m x 2.39m)

Upvc double glazed window to rear, fitted with cream wall, base and drawer units, electric hob and oven with extractor over, stainless steel sink with mixer tap. There is space for a washing machine/ tumble dryer. Spotlights to ceiling, door to rear and radiator. There is under stairs storage and Boiler.

Snug/Garden Room

10'0 x 6'0 (3.05m x 1.83m)

Upvc double glazed large window to side with door, vinyl flooring and radiator. Giving access to the rear yard.

First Floor Landing

Bedroom One

11'10 x 9'04 (3.61m x 2.84m)

Upvc double glazed window to front, fitted wardrobes and radiator.

Bedroom Two

13'11 x 8'00 (4.24m x 2.44m)

Upvc double glazed window to rear, fitted wardrobes and radiator.

Bathroom

Panelled bath with shower over and concertina screen, low level w.c, wash hand basin, part tiled walls and floor and heated towel rail.

Externally

To the front is a gated forecourt

To the rear is a yard with gated access and Astro turf.

Tenure

Freehold

Property Details

Local Authority

Darlington

Council Tax

Band:

A

Annual Price:

£1,506

Conservation Area

No

Flood Risk

No Risk

Floor Area

0 ft 2 / 0 m 2

Plot size

0.02 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

6 Mbps

Superfast

56 Mbps

Ultrafast

9000 Mbps

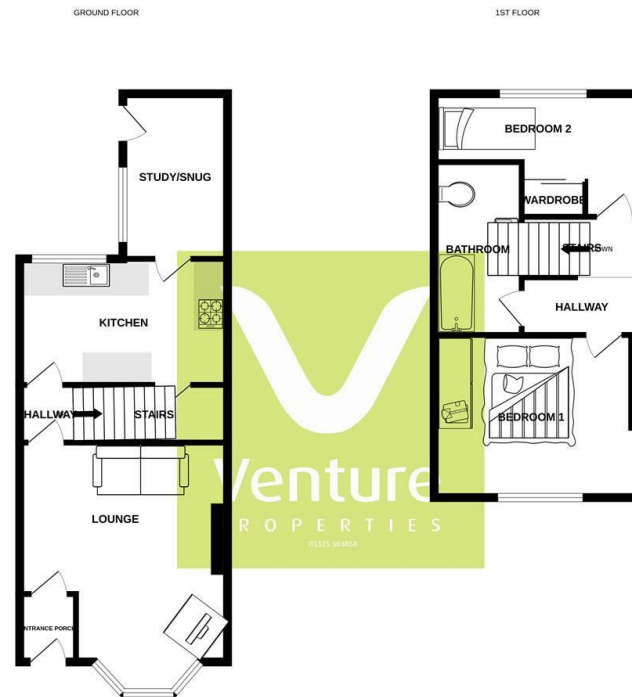
Satellite / Fibre TV Availability

BT

Sky

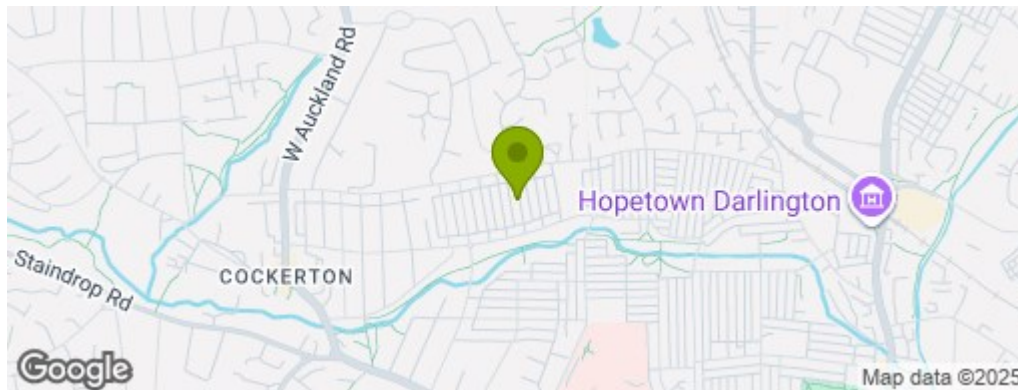
Note

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 for any prospective purchase. The services, systems and appliances shown here have been noted and no guarantee as to their operability or efficiency can be given.

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