

Craig Street
Darlington DL3 6HJ

£110,000











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.



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.

# **Craig Street**

### Darlington DL3 6HJ

- Two Bedroom Terraced Property
- Epc Rating D

Well positioned in the sought-after Denes area of Darlington, this mature terraced house on Craig Street presents an excellent opportunity for first-time buyers or savvy investors. The property boasts two reception rooms, providing ample space for relaxation and entertaining. With two generously sized double bedrooms, it offers comfortable living for individuals or small families.

The house features a well-appointed first floor bathroom, ensuring convenience for daily routines. The front forecourt adds a touch of curb appeal, while the rear enclosed courtyard provides a private outdoor space, perfect for enjoying the fresh air or hosting gatherings.

Benefiting from gas central heating and UPVC double glazing, this home promises warmth and energy efficiency throughout the year. Its prime location means you are just a stone's throw away from local amenities and the bustling town centre, making it an ideal choice for those who appreciate the convenience of urban living.

This property is not just a house; it is a place where you can create lasting memories. Whether you are looking to settle down or seeking a promising investment, this delightful home on Craig Street is sure to meet your needs. Don't miss the chance to make it yours.

#### **Entrance Porch**

Upvc double glazed window to front.

#### Lounge

15'03 x 13'02 (4.65m x 4.01m)

Upvc double glazed bay window to front and radiator

#### Kitchen

10'05 x 13'025 (3.18m x 3.96m)

Upvc double glazed window to rear, mid beech wall base and drawer units, stainless steel sink with mixer tap, space for washing machine, tumble dryer and cooker. Worcester Boiler and New York tiled walls.

#### Conservatory

10'05 x 6'11 (3.18m x 2.11m)

With door to side and radiator.

• Close to Darlington Memorial Hospital

### Bedroom One

9'09 x 12'00 (2.97m x 3.66m)

Upvc double glazed window to front and fitted wardrobes.

#### **Bedroom Two**

7'11 x 7'03 (2.41m x 2.21m)

Upvc double glazed window to rear and radiator.

#### Bathroom

Panelled bath with shower over and screen, low level w.c, wash hand basin, heated towel rail and part tiled walls. There is vinyl flooring.

#### Externally

Enclosed yard with gated entrance and outside tap.

#### Tenure

Freehold

#### **Property Details**

Local Authority: Darlington

Council Tax Band: A

Annual Price: £1.506

Conservation Area: No

Flood Risk

Very low

Floor Area

0ft2/0m2

Plot size

0.02 acres

Mobile coverage

EE.

Vodafone

Three

02

Broadband



Basic

14 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

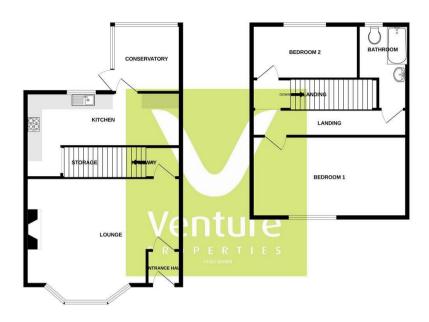
Satellite / Fibre TV Availability

BT

Sky

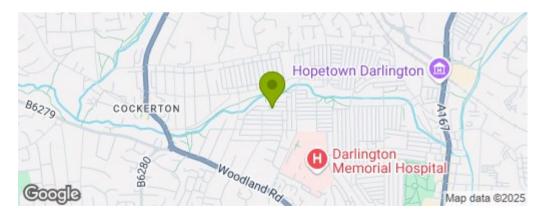
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no quarantee 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

GROUND FLOOR 1ST FLOOR



CRAIG STREET

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, roots and any other thems are approximate and no responsibility is taken for any error omission or mis-disterment. 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 rested and no guarante as to their operatibility or efficiency on the glut.



## **Property Information**