



**Hamsterley Street**

Darlington DL3 6QE

**£115,000**







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# Hamsterley Street

Darlington DL3 6QE



- Two Bedroom Terraced Property
- Council Tax Band A

- Close to Darlington Memorial & Amenities
- Epc Rating D

- Rear Garden

Hamsterley Street in the Darlington. This delightful two-bedroom terraced house presents an excellent opportunity for both first-time buyers and savvy investors alike. The property boasts two reception rooms, providing ample space for relaxation and entertaining guests.

The two bedrooms offer a comfortable retreat, while the bathroom is conveniently located to serve the household's needs. The layout of the home is practical and inviting, making it a perfect choice for those seeking a cosy yet functional living space.

Situated in a handy location, this property is just a stone's throw away from a variety of local amenities, ensuring that everything you need is within easy reach. Whether you are looking for shops, parks, or transport links, you will find them all conveniently close by.

This terraced house is not only a lovely home but also an ideal investment opportunity, given its desirable location and potential for rental income. With its appealing features and proximity to essential services, this property is sure to attract interest.

Do not miss the chance to make this house your own.

## Entrance Porch

Wooden door to front.

## Lounge

13'01 x 14'10 (3.99m x 4.52m)

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

## Dining Room

13'01 x 8'06 (3.99m x 2.59m)

Upvc double glazed window to rear, coving to ceiling, under stairs storage, laminate flooring and radiator.

## Kitchen

6'03 x 13'07 (1.91m x 4.14m)

Two Upvc double glazed windows to side and rear, wall, base and drawer units, stainless steel sink, four ring gas hob with extractor over and oven. There is room for a ridge freezer, washing machine and tumble dryer. Part tiled walls and laminate floor.

## Bedroom One

11'2'02 x 13'00 (3.419m x 3.96m)

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

## Bedroom Two

8'06 x 10'01 (2.59m x 3.07m)

Upvc double glazed window to rear, sliding wardrobes and laminate floor.

## Bathroom

Upvc double glazed obscure window to rear. Panelled bath with shower over and screen. Low level w.c, wash hand basin and radiator. Part tiled walls and vinyl flooring. There is a storage cupboard encasing a Baxi Boiler.

## Externally

To the front there is a forecourt with gated access.

To the rear is an enclosed yard with gated access to rear lane.

## Tenure

Freehold

## Property Details

Local Authority: Darlington

Council Tax Band: A

Annual Price: £1,506

Conservation Area: No

Flood Risk Very low

Floor Area 0 ft 2 / 0 m 2

Plot size 0.02 acres

Mobile coverage

EE

Vodafone

Three

C2

Broadband

Basic

5 Mbps

Superfast

53 Mbps

Ultrafast

10000 Mbps

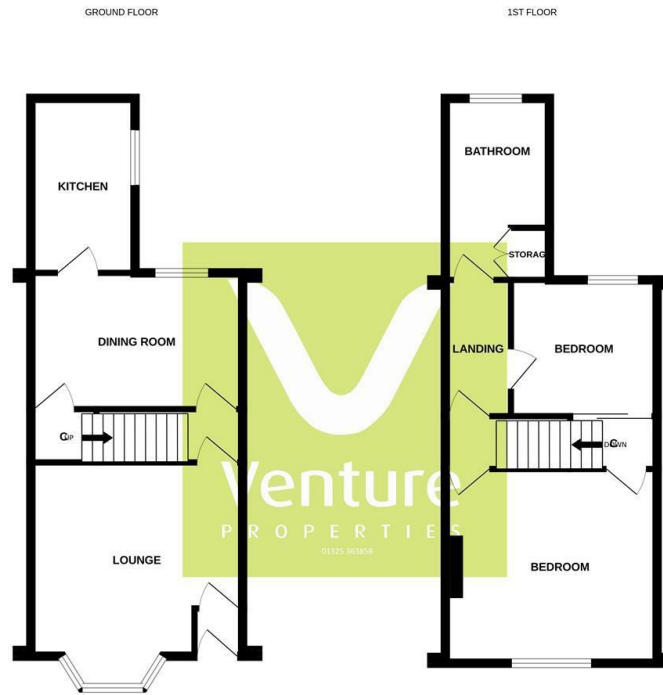
Satellite / Fibre TV Availability

BT

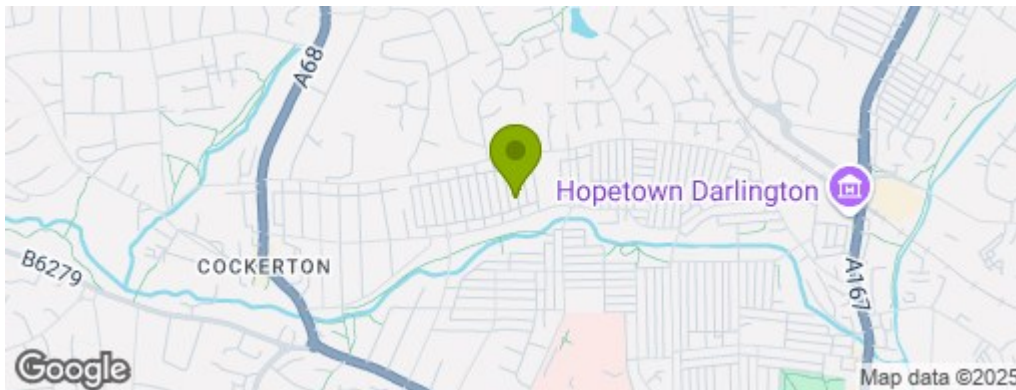
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## Note

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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 errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The advertiser, agent and any other person involved in the sale of the property make no guarantee as to their accuracy or efficiency can be given.  
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## Property Information

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