



Charles Street

Darlington DL1 2HU

Offers Over £70,000





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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- Three Bedroom Terraced House
- Council Tax Band A

- Close to Amenities
- Epc Rating C

- Ideal Investment

Situated in the popular Harrowgate Hill/North Road area of Darlington, this spacious three-bedroom mid-terraced house on Charles Street presents an excellent opportunity for both first-time buyers and savvy investors. The property boasts a semi-open plan dining room and modern fitted kitchen, creating a welcoming space for family gatherings and entertaining guests.

The ground floor bathroom adds convenience, ensuring that the layout of the home is practical for everyday living. With one separate reception room, the property offers a comfortable area to relax and unwind after a long day. The three well-proportioned bedrooms provide ample space for family or guests, making this home a perfect fit for various lifestyles.

Situated close to a range of amenities and well-connected bus routes, residents will enjoy easy access to local shops, schools, and recreational facilities. The absence of an onward chain simplifies the buying process, allowing for a smooth transition into your new home.

This property is not only a wonderful place to live but also represents a sound investment opportunity in a thriving area. Whether you are looking to make your first step onto the property ladder or seeking a promising addition to your investment portfolio, this mid-terraced house is well worth your consideration.

Entrance Hall

Upvc door to front, stairs to first floor and radiator.

Lounge

11'01 x 11'11 (3.38m x 3.63m)

Upvc double glazed door to front, storage into alcove, spotlights to ceiling and radiator.

Dining Room

15'03 x 12'03 (4.65m x 3.73m)

Upvc door to rear, under stairs storage and radiator.

Kitchen

7'04 x 16'04 (2.24m x 4.98m)

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

stainless steel sink with mixer tap. Electric hob and oven with extractor over, wall mounted boiler and part tiled walls and floor. There is also space for a dishwasher and washing machine.

Bathroom

Fitted panelled bath with shower over and screen, low level w.c, wash hand basin, tiled walls and floor.

Bedroom One

15'05 x 11'03 (4.70m x 3.43m)

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

Bedroom Two

15'09 x 5'07 (4.80m x 1.70m)

Upvc double glazed window to rear and radiator.

Bedroom Three

8'09 x 9'03 (2.67m x 2.82m)

Upvc double glazed window to rear and radiator.

Externally

To the rear there is a 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
818 ft 2 / 76 m 2
Plot size
0.02 acres
Mobile coverage

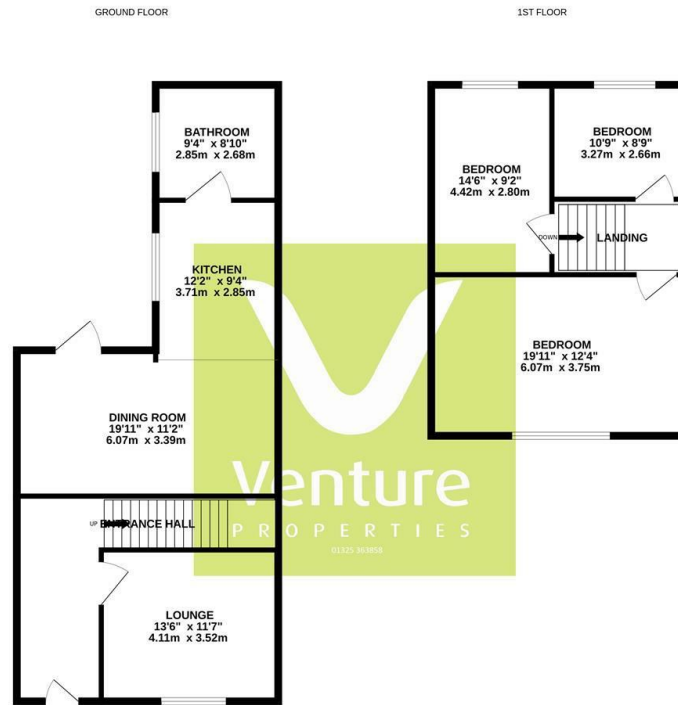
EE
Vodafone
Three
O2
Broadband

Basic
11 Mbps
Superfast
80 Mbps
Ultrafast
10000 Mbps
Satellite / Fibre TV Availability

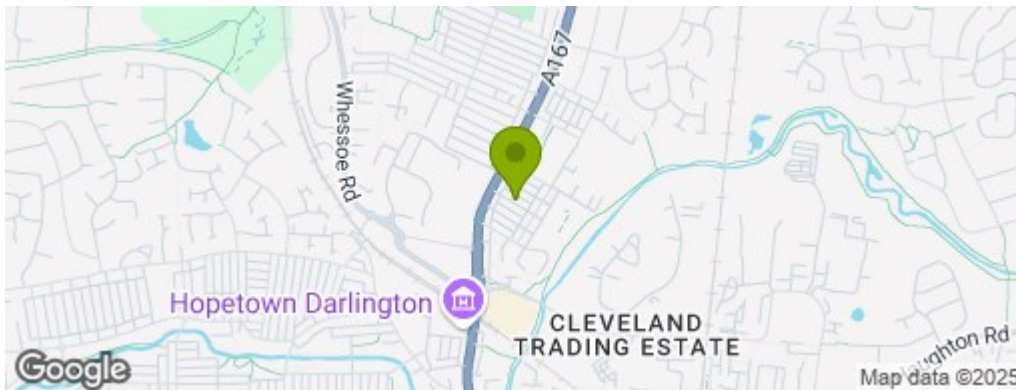
BT
Sky

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 errors, omissions or misstatements. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The architect, agent and agent's firm make no claim to be a surveyor and no guarantee as to their quality or efficiency can be given.
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