



Hollyhurst Road

Darlington DL3 6HE

Offers Over £95,000





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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Hollyhurst Road

Darlington DL3 6HE



- Two Bedroom Terrace
- Council Tax Band A

- Ideal Investment or First Time Home
- Epc Rating D

- Close to Amenities and Darlington Memorial Hospital

Well positioned on Hollyhurst Road in Darlington, this forecourted terraced house presents an excellent opportunity for first-time buyers or savvy investors. With no onward chain, you can move in with ease and start enjoying your new home right away.

There is a modern fitted kitchen, making it a joy to prepare meals. The two well-proportioned bedrooms provide ample space for rest and relaxation, while the cleverly designed Jack and Jill bathroom adds a touch of modern convenience.

Situated close to the town centre and the vibrant Cockerton area, you will find a wealth of amenities, shops, and eateries just a stone's throw away. This prime location enhances the appeal of the property, making it an ideal choice for those who appreciate the convenience of urban living.

We highly recommend viewing this lovely home to fully appreciate its charm and potential. Whether you are looking to settle down or invest, this property is sure to meet your needs. Don't miss out on this fantastic opportunity in Darlington.

Entrance Hall

Door to front

Lounge

13'4 x 12'4 (4.06m x 3.76m)

Upvc double glazed bay window to front, wall mounted electric fire and radiator.

Kitchen

13'2 x 8'2 (4.01m x 2.49m)

With a Upvc double glazed window and door to the rear. Fitted

with a modern range of white wall, base and drawer units with contrasting worksurfaces, stainless steel sink unit with mixer taps, space for fridge freezer, washing machine and dishwasher, integrated hob, oven and extractor and integrated wine fridge.

First Floor Landing

Bedroom One

12'6 x 13'4 (3.81m x 4.06m)

With a Upvc double glazed window to the front and radiator.

Bedroom Two

8'1 x 7 (2.46m x 2.13m)

With a Upvc double glazed window to the rear and radiator.

Bathroom

A Jack and Jill bathroom with a panelled bath with shower over, low level w.c. and wash hand basin, vinyl flooring and radiator.

Externally

To the front there is a gated front garden.

To the rear is a courtyard 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: 656 ft 2 / 61 m 2

Plot size: 0.02 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

14 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

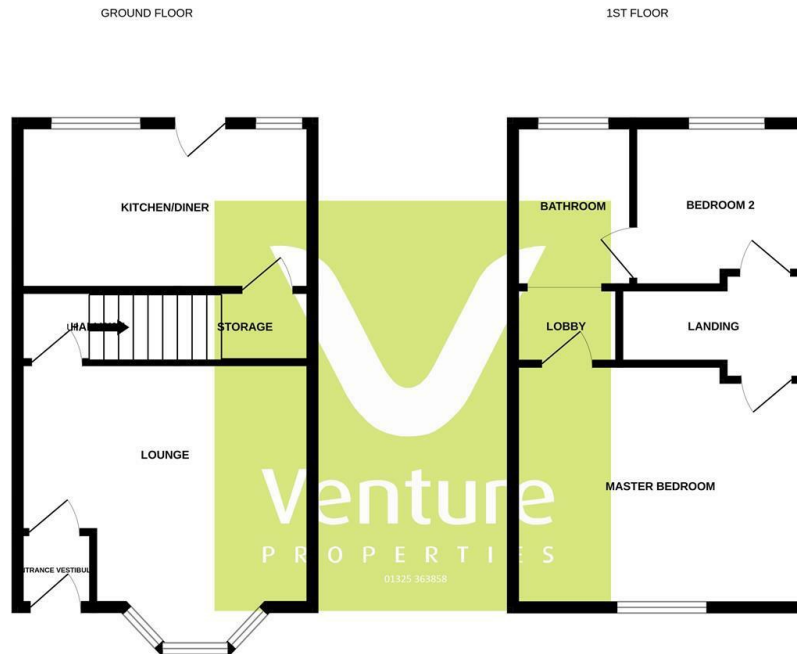
Satellite / Fibre TV Availability

BT

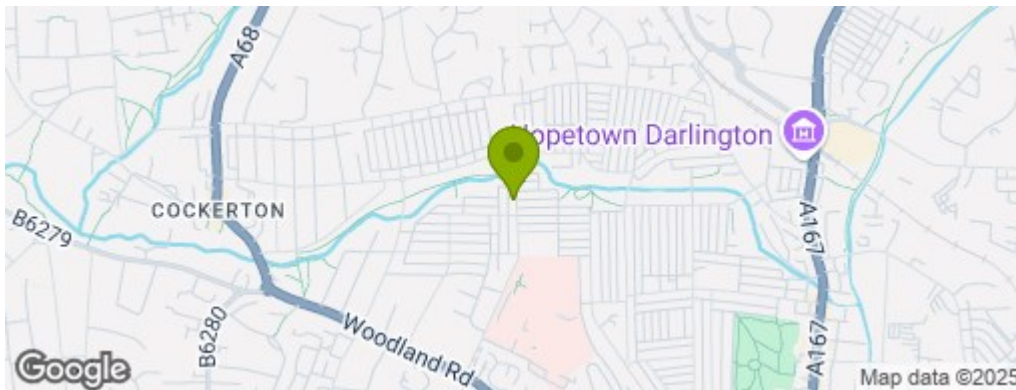
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Note

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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 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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