



## Brook Terrace

Darlington DL3 6PJ

Offers Over £125,000







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# Brook Terrace

Darlington DL3 6PJ



- Three Bedroom Property
- Epc Rating D
- Priced For A Speedy Sale

- Period Features in Place
- Council Tax Band A
- No Chain

- Close to Transport Links
- Two Reception Rooms
- Close To Denes

A spacious three bedroomed mid terraced property, situated in the popular Denes area of Darlington, close to schools, shops, Memorial Hospital and within walking distance of the town centre.

The property retains many of the original features and viewing is highly recommended to fully appreciate this spacious property. In brief the property comprises: Hallway, Lounge, Dining Room, Kitchen, Three Bedrooms, Bathroom/W.C. Forecourt Garden to the front and enclosed yard to rear.

Priced to sell for a speedy sale with no onward chain.

## Entrance Vestibule

Door to front and Encaustic tiled floor.

## Hallway

Coving to ceiling, staircase to first floor landing and radiator.

## Lounge

14'8 x 12'8 (4.47m x 3.86m)

Situated to the front. With double glazed bay window, period marble fireplace with cast iron and tiled inset and hearth with open fire, stripped and polished wooden floorboards, gas central heating radiator.

## Dining Room

13'7 x 12'8 (4.14m x 3.86m)

Situated to the rear. With built in storage cupboards to the alcove and gas central heating radiator.

## Kitchen

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

Situated to the rear. With a range of wall and base units with solid beech work surfaces, one and a half bowl single drainer stainless steel sink unit, gas cooker, plumbing for automatic washing machine, and dishwasher, space for fridge freezer, gas central heating radiator, spacious understairs cupboard.

## First Floor Landing

Storage cupboard with shelving and hanging

## Bedroom One

16'3 x 12'3 (4.95m x 3.73m)

Situated to the front. With period style fireplace with cast iron and tiled inset, two double glazed windows and gas central heating radiator.

## Bedroom Two

13'8 x 10'8 (4.17m x 3.25m)

Situated to the rear. With cast iron fireplace and gas central heating radiator.

## Bedroom Three

8'1 x 7'8 (2.46m x 2.34m)

Situated to the rear. With gas central heating radiator.

## Bathroom

Fitted with a white suite comprising, panelled bath with chrome shower mixer attachment, pedestal wash hand basin, low level wc, half tiled walls, ceramic tiled floor.

## Externally

To the front is a gated forecourt.

To the rear is a gated court yard with access to rear.

## Tenure

Freehold

## Property Details

Local Authority: Darlington

Council Tax Band: A

Annual Price: £1,581

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

C2

Broadband

Basic

14 Mbps

Superfast

76 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

BT

Sky

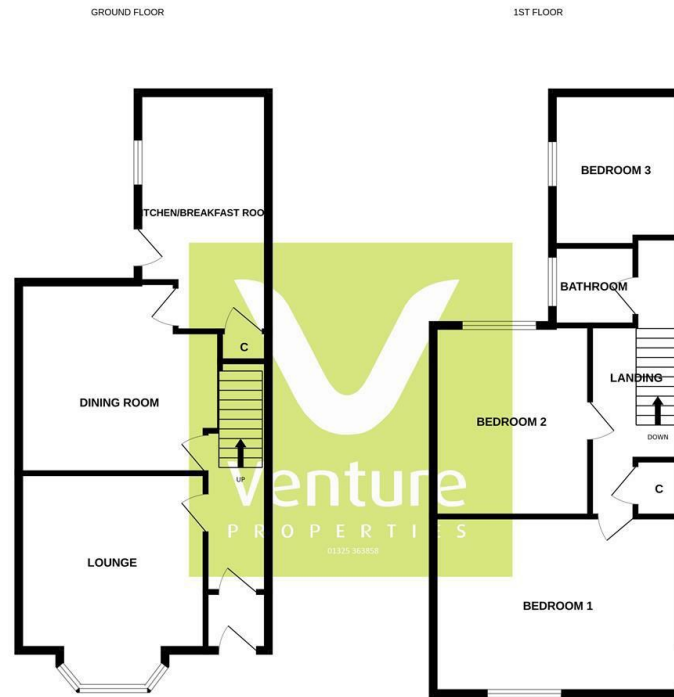
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## Note

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

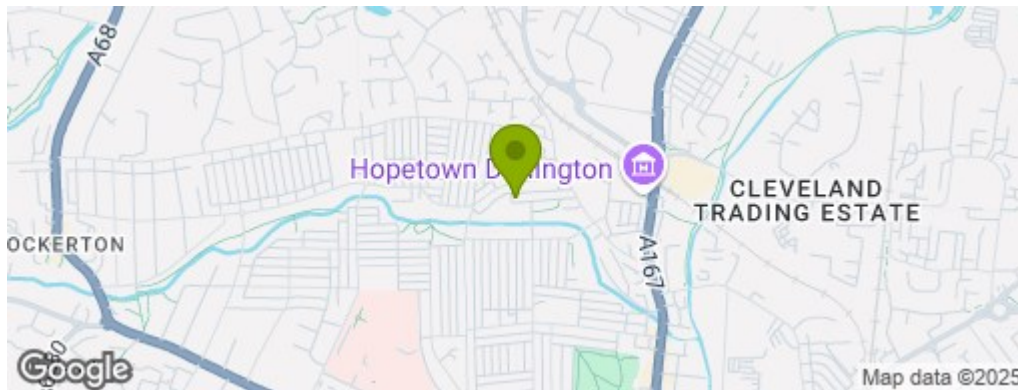
## Photos

Please note the photographs were taken prior to a tenancy taking occupation



While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are shown listed and no guarantee as to their operability or efficiency can be given.

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## Property Information

01325 363858

45 Duke Street, Darlington, County Durham, DL3 7SD  
[sales@venturepropertiesuk.com](mailto:sales@venturepropertiesuk.com)