



**Brunton Street**

Darlington DL1 4EL

**£95,000**







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# Brunton Street

Darlington DL1 4EL



- Stunning Two Bedroom Terrace
- Recently Refurbished
- Council Tax Band

- Modern Interior
- Enclosed Courtyard
- Must Be Seen

- Gas Central Heated & Double Glazed
- EPC Grade TBC
- Utility Room

Welcome to this charming mid-terrace house located on Brunton Street in the heart of Darlington. This recently refurbished property boasts two well-proportioned bedrooms and an inviting reception room, making it an ideal choice for first-time buyers or savvy investors alike.

As you step inside, you will be greeted by a modern and stylish interior, highlighted by a newly fitted kitchen complete with a central island, perfect for both cooking and entertaining. The kitchen is designed to be both functional and aesthetically pleasing, ensuring that it meets all your culinary needs.

The property benefits from gas central heating and double glazing, providing warmth and comfort throughout the year. Additionally, a convenient utility room is located at the rear, offering extra space for laundry and storage.

This delightful home is not only practical but also exudes a welcoming atmosphere, making it a perfect sanctuary for you to enjoy. With its prime location and modern amenities, this property truly must be seen to be appreciated. Don't miss the opportunity to make this lovely house your new home or a valuable addition to your investment portfolio.

## Entrance Hallway

With access leading into

## Lounge

15'1" x 13'1" (4.6 x 4.0)

Situated to the front of the property with double glazed bay window, feature fireplace and gas central heating radiator.

## Kitchen Breakfast Room

13'1" x 9'2" (4 x 2.8)

Having been refitted by the current owner to a high specification with a quality range of wall floor and drawer units, cooker connection point, overhead extractor, double glazed window, gas central heating radiator and kitchen island.

## Utility

6'2" x 6'2" (1.9 x 1.9)

Situated to the rear of the property with rear back door and plumbing connections from automatic washing machine.

## First Floor

Landing area.

## Bedroom One

13'1" x 12'5" (4 x 3.8)

Situated to the front of the property being an excellent double sized bedroom with double glazed window and gas central heating radiator.

## Bedroom Two

8'10" x 7'10" (2.7 x 2.4)

Situated to the rear of the property with double glazed window, gas central heating radiator and fitted cupboard.

## Bathroom/W.C

6'2" x 4'7" (1.9 x 1.4)

With a refitted suite comprising panel bath with overhead shower, pedestal wash handbasin, low-level WC, double glazed window, towel rail heater and fully tiled walls.

## Externally

The home has an enclosed courtyard 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  
678 ft 2 / 63 m 2  
Plot size  
0.02 acres  
Mobile coverage

EE  
Vodafone  
Three  
O2  
Broadband

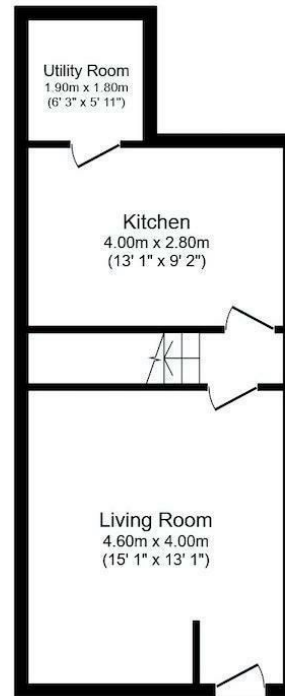
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Superfast  
80 Mbps  
Ultrafast  
10000 Mbps  
Satellite / Fibre TV Availability

BT  
Sky  
Virgin

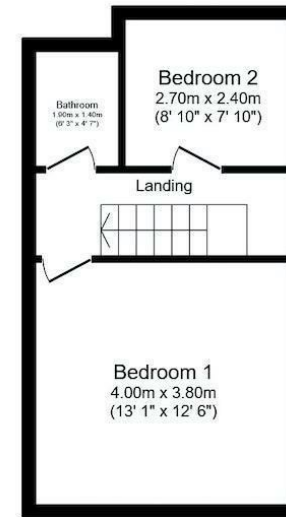
## Note

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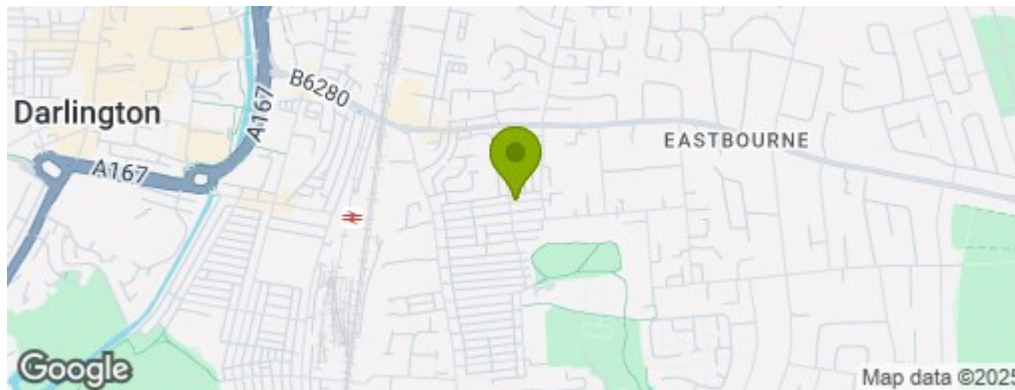
**Ground Floor**



**First Floor**

Total floor area 66.9 sq.m. (720 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



## Property Information

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