



**Eldon Street**

Darlington DL3 0NS

**Offers Over £75,000**

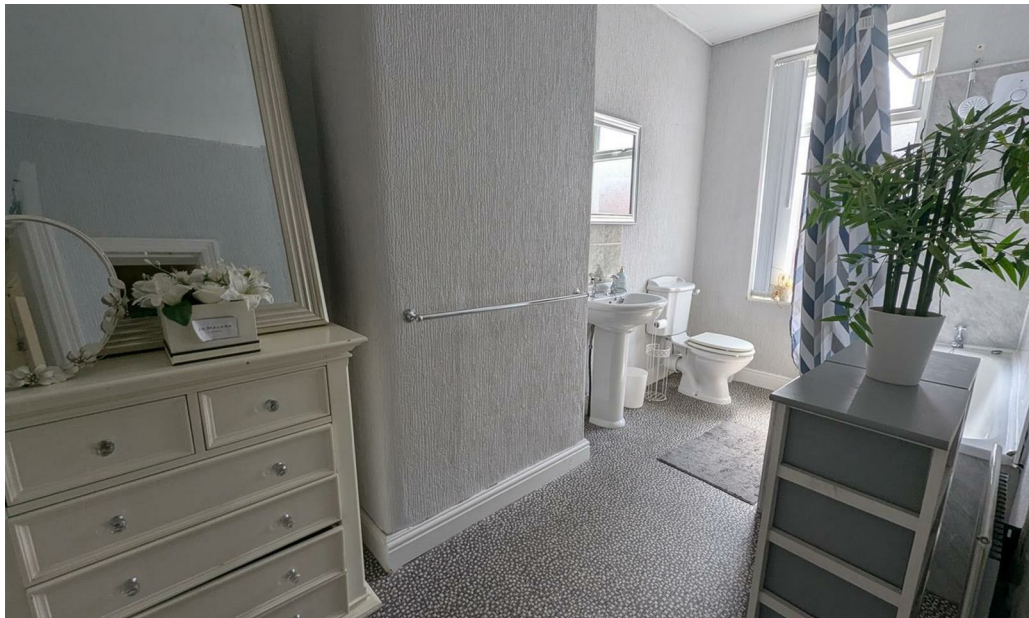






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# Eldon Street

Darlington DL3 0NS



- Two Bedroom Mid Terrace Property
- Council Tax Band A

- No Onward Chain
- Epc Rating D

- Ideal First Time Buy

Offered to the market with No Onward Chain.

Eldon Street in Darlington, this delightful two-bedroom mid-terrace house presents an excellent opportunity for first-time buyers and investors. The property boasts a cosy reception room and an spacious kitchen/diner, providing ample space for relaxation and entertaining guests. The well-proportioned bedrooms offer a comfortable retreat, while the bathroom is conveniently located to serve the household's needs.

One of the standout features of this home is its prime location, which places you within easy reach of local amenities and travel links. Whether you are in search of shops or parks, everything you need is just a short stroll away, making daily life both convenient and enjoyable.

This property is not only a perfect starter home but also a wonderful investment.

Do not miss the chance to make this charming house your new home.

## Entrance Vestibule

Upvc door to front.

## Lounge

12'11 x 9'11 (3.94m x 3.02m)

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

## Kitchen/Diner

13' x 13'2 (3.96m x 4.01m)

Upvc double glazed window and door to rear, fitted with wall,

base and drawer units with contrasting work surfaces. There is space for a cooker, fridge freezer, washing machine and table and chairs. Storage cupboard, vinyl flooring and radiator.

## First Floor Landing

### Bedroom One

13'1 x 10'7 (3.99m x 3.23m)

Upvc double glazed window to front, original fireplace and radiator.

### Bedroom Two

10'1 x 6'6 (3.07m x 1.98m)

Upvc double glazed window to rear and radiator.

## Bathroom

Bath with shower over, w.c, wash hand basin and vinyl flooring.

## Externally

To the front there is a forecourt garden.

To the rear is paved with a shed and double gated access to the 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: 667 ft 2 / 62 m 2

Plot size: 0.02 acres

Mobile coverage

EE  
Vodafone  
Three  
O2  
Broadband

Basic  
11 Mbps  
Superfast  
60 Mbps  
Ultrafast  
1800 Mbps  
Satellite / Fibre TV Availability

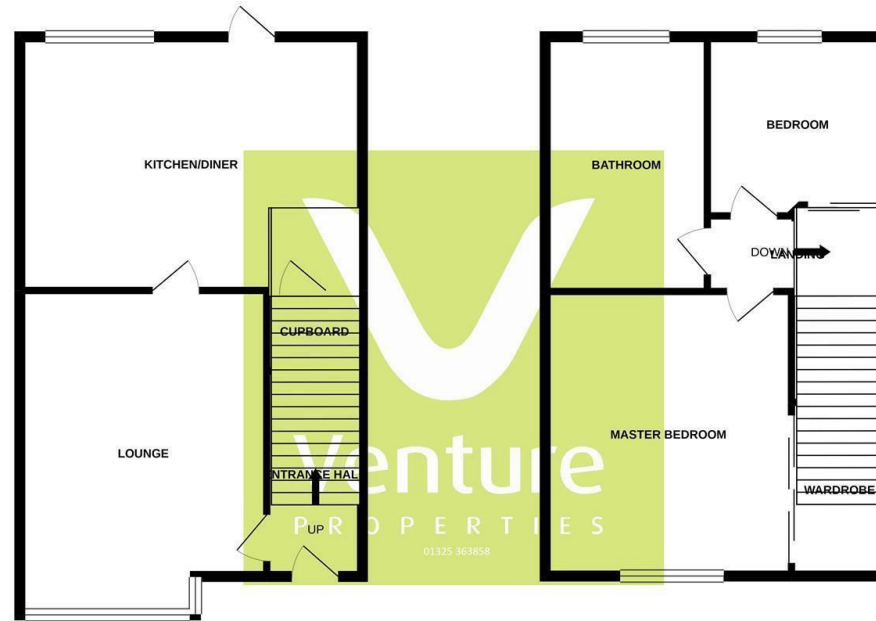
BT  
Sky  
Virgin

## 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

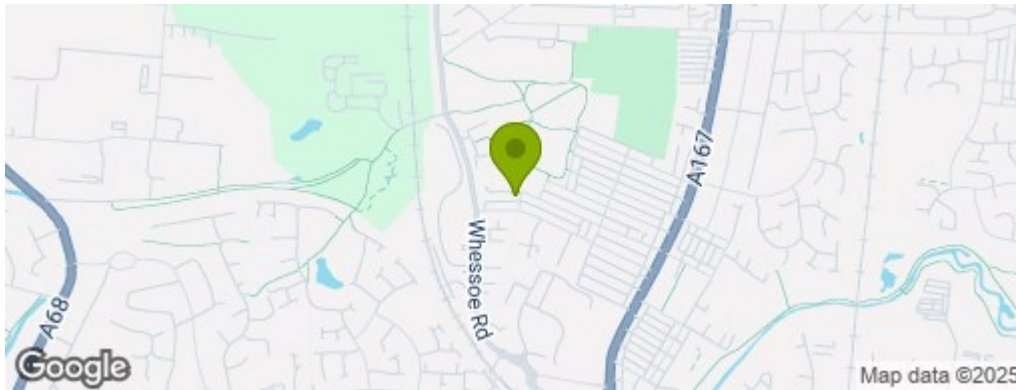
GROUND FLOOR  
555 sq.ft. (51.6 sq.m.) approx.

1ST FLOOR  
533 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA : 1088 sq.ft. (101.1 sq.m.) approx.

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 mis-statement. 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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## Property Information

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