



**Thompson Street East**

Darlington DL1 3BA

**£135,000**







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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# Thompson Street East

Darlington DL1 3BA



- Four Bedroom Property
- Council Tax Band A

- Close to all Amenities
- Epc Rating D

- Ideal Investment Opportunity

Thompson Street East, this charming terraced house presents an excellent opportunity for both families and investors alike. Boasting four well-proportioned bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms provide versatile areas for relaxation and entertainment, making it an ideal setting for gatherings with family and friends.

The house features a practical bathroom, ensuring convenience for daily routines. The rear yard adds a delightful outdoor space, perfect for enjoying the fresh air or creating a small garden oasis.

Situated close to local amenities, residents will benefit from easy access to shops, schools, and transport links, enhancing the appeal of this property. Whether you are looking to invest or seeking a new family home, this property on Thompson Street East is a remarkable find that combines comfort, space, and a prime location. Do not miss the chance to make this house your own.

## Entrance Hall

Upvc door to front, staircase to first floor landing and radiator.

## Lounge

13'8 x 12'9 (4.17m x 3.89m)

Upvc double glazed window to front and radiator.

## Dining Room

13'10 x 11'2 (4.22m x 3.40m)

Radiator and French doors to rear.

## Downstairs Cloaks

W.c, wash hand basin and radiator.

## Kitchen

13'1 x 8'8 (3.99m x 2.64m)

Upvc double glazed window to rear, wall, base and drawer units, four ring gas hob with extractor over and oven. Stainless steel sink with mixer tap, space for a washing machine, tumble dryer and fridge freezer. Radiator and Upvc door to side.

## First Floor Landing

With storage cupboard.

## Bedroom One

13'10 x 11'1 (4.22m x 3.38m)

Upvc double glazed window to rear and radiator.

## Bedroom Two

12'11 x 9'10 (3.94m x 3.00m)

Upvc double glazed window to rear and radiator.

## Bedroom Three

9'9 x 7'3 (2.97m x 2.21m)

Upvc double glazed window to rear and radiator.

## Study

5'9 x 6'1 (1.75m x 1.85m)

Upvc double glazed window to side and radiator.

## Bathroom

Upvc double glazed window to rear, bath, shower cubicle, w.c, wash hand basin and heated towel rail. Fully tiled walls.

## Externally

To the front is a gated forecourt.

To the rear there is an enclosed yard with gated access.

## Tenure

Freehold

## Property Details

Local Authority: Darlington

Council Tax Band: A

Annual Price: £1,581

Conservation Area: No

Flood Risk: Very low

Floor Area: 1,140 ft<sup>2</sup> / 106 m<sup>2</sup>

Plot size: 0.03 acres

Mobile coverage

EE

Vodafone

Three

C2

Broadband

Basic

6 Mbps

Superfast

80 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability

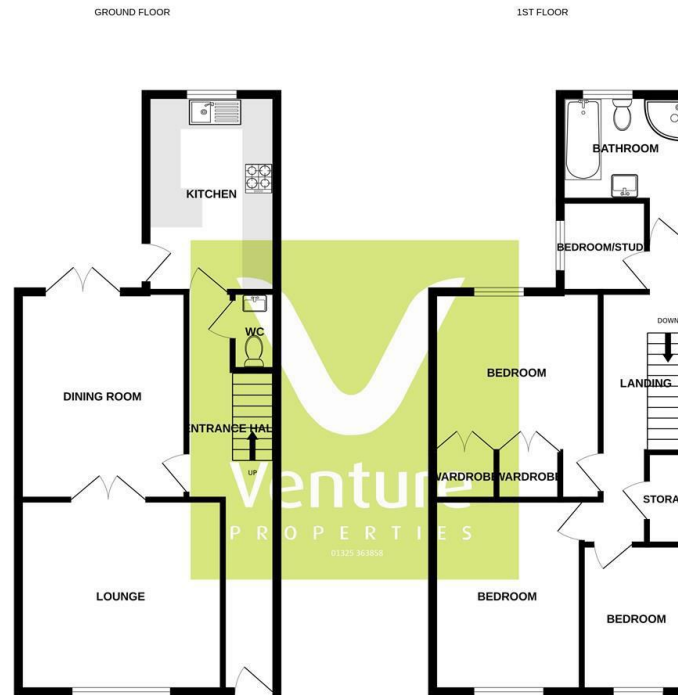
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Sky

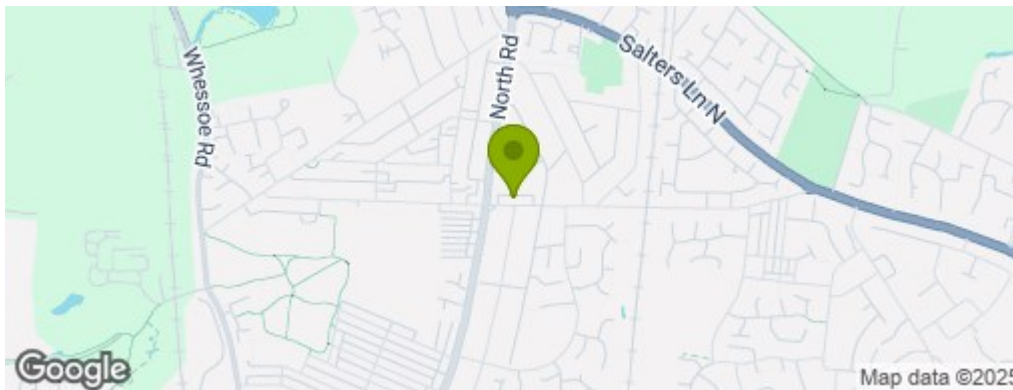
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## Note

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



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 guidance purposes only and should be used as a guide only for prospective purchasers. The correct, efficient and accurate floorplan should have been issued and no guarantee as to their accuracy or efficiency can be given.  
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## Property Information

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