



**Vaughan Street**

Darlington DL3 0HA

**Offers Over £95,000**







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# Vaughan Street

## Darlington DL3 0HA



- Two Bedrooms
- Dining Kitchen & Utility Room
- Court Garden To The Rear

- Mid Terraced House
- No Onward Chain
- Gas Central Heated & Double Glazed

- Refitted Kitchen
- Forecourt To Front
- Must Be Seen

Nestled on Vaughan Street in the charming town of Darlington, this stunning two-bedroom mid-terrace house is a true gem. Recently refurbished to a high standard by the current owner, this property boasts a newly fitted kitchen and bathroom, ensuring modern living at its finest.

As you step inside, you will be greeted by spacious accommodation that includes a welcoming lounge, perfect for relaxation, and a dining kitchen that is ideal for entertaining family and friends. The utility room adds an extra touch of convenience, making daily tasks a breeze.

The property also features a delightful courtyard garden to the rear, providing a private outdoor space where you can unwind and enjoy the fresh air. This home is not only stylish but also practical, making it a perfect choice for first-time buyers, small families, or those looking to downsize.

With its prime location and high-quality finishes, this property must be seen at the earliest opportunity. Don't miss your chance to make this beautiful house your new home.

### ENTRANCE VESTIBULE

With staircase to the first floor.

### LOUNGE

12'5" x 11'5" (3.78 x 3.48)

Situated to the front. With wall mounted fire, double glazed bay window, two alcoves and coved ceiling.

### DINING KITCHEN

8'9" x 15'5" (2.67 x 4.70)

Situated to the rear of the property with a modern newly fitted kitchen with a range of wall floor and drawer units with contrasting worksurfaces, integrated oven and hob with overhead extractor unit, double glazed window, useful pantry store, dining area with door leaving into utility.

### UTILITY ROOM

Situated to the rear. With plumbing connections for an automatic washing machine, double glazed window to side elevation and rear back door.

### FIRST FLOOR

Landing.

### BEDROOM 1

10'0" x 14'8" (3.05 x 4.47)

Situated to the front. With two double glazed windows central heating radiator and fitted robes.

### BEDROOM 2

13'7" x 9'6" (4.14 x 2.90)

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

### BATHROOM/WC

A recently refitted suite with panelled bath with overhead shower and shower screen, wash handbasin, low-level WC, double glazed window and sunken spotlights.

### EXTERIOR

The property stands in a charming street with forecourt to the front to the rear of the property there is a delightful court garden of which has been overhauled by the current owner to a high standard with rear gate 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 0 ft 2 / 0 m 2

Plot size 0.02 acres

Mobile coverage

EE

Vodafone  
Three  
O2  
Broadband

Basic  
5 Mbps  
Superfast  
80 Mbps  
Ultrafast  
10000 Mbps  
Satellite / Fibre TV Availability

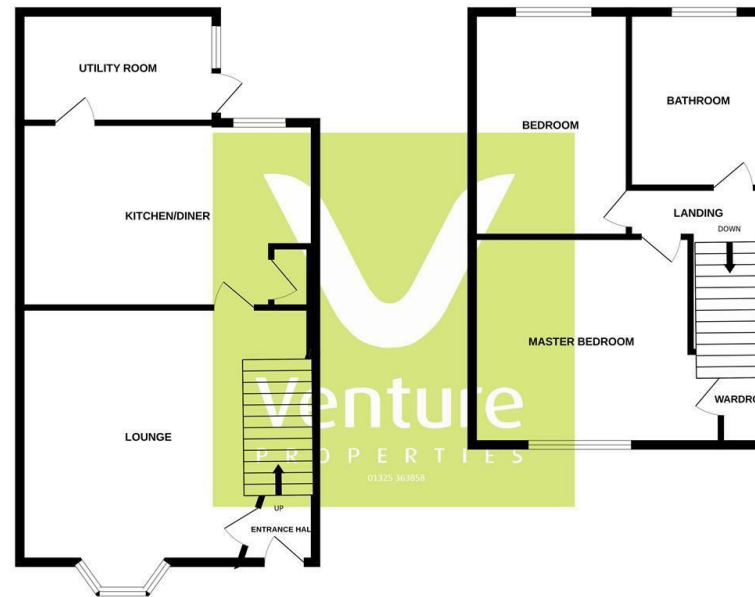
BT  
Sky  
Virgin

### Note

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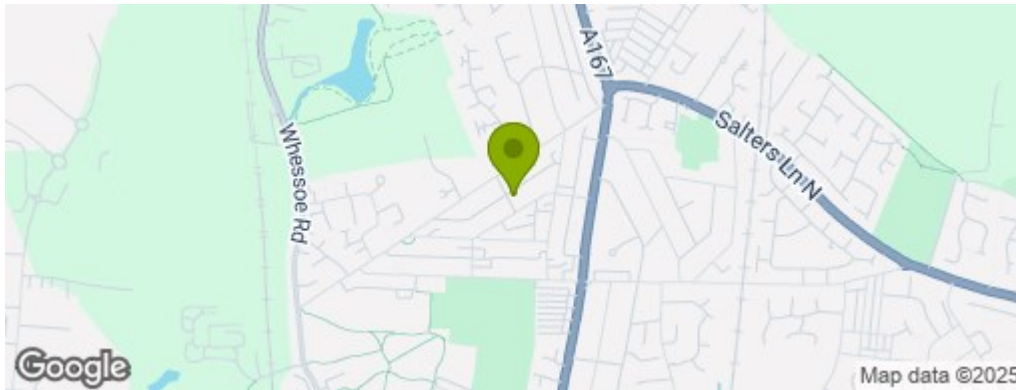
GROUND FLOOR  
605 sq.ft. (56.3 sq.m.) approx.

1ST FLOOR  
504 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA: 1110 sq.ft. (103.1 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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