



**Bowman Street**

Darlington DL3 0ER

**Offers Over £95,000**







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# Bowman Street

Darlington DL3 0ER



- Council Tax Band A
- Harrowgate Hill Area of Darlington
- Ideal Investment Property

- Epc Rating D
- Excellent Travel links

- Two Bedroom Property
- Close to Shops and Amenities

Situated in the popular Harrowgate Hill area of Darlington, this terraced house on Bowman Street presents an excellent opportunity for first-time buyers and investors. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining. The two double bedrooms are well-proportioned, ensuring comfort and versatility for your living arrangements.

One of the standout features of this mature two-bedroom home is the large rear garden, perfect for outdoor activities, gardening, or simply enjoying the fresh air. Additionally, the courtyard offers a delightful space for al fresco dining or a quiet retreat. The property also benefits from a forecourt, adding to its curb appeal.

With no onward chain, this home is ready for you to move in and make it your own. Its prime location means you are close to a variety of amenities, making daily life convenient and enjoyable. This property is not just a house; it is a place where you can create lasting memories. Don't miss the chance to view this lovely home and experience all it has to offer.

## Lounge

12'04 x 13'10 (3.76m x 4.22m)

Upvc double glazed bay window to front, fireplace with electric fire.

## Dining Room

12'04 x 8'07 (3.76m x 2.62m)

Upvc double glazed window to rear, under stairs recess.

## Kitchen

8'04 x 6'08 (2.54m x 2.03m)

Upvc double glazed window to rear and door to side. Fitted with cream wall, base and drawer units, stainless steel sink with mixer tap, tiled floor.

## Inner Lobby

Door to side.

## Bathroom

With a white suite comprising panelled bath with shower over, low level w.c. and wash hand basin. Upvc double glazed window to the side and radiator.

## Staircase/Landing

### Bedroom One

12'03 x 11'11 (3.73m x 3.63m)

Two Upvc double glazed windows to front and radiator.

### Bedroom Two

8'07 x 12'03 (2.62m x 3.73m)

Upvc double glazed window to rear and storage cupboard.

## Externally

To the front there is an enclosed forecourt with gate.

To the rear is a yard with outside tap, gated access leading to a further garden area with patio, pebbles and lawn with pergola and gated 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 731 ft 2 / 68 m 2

Plot size 0.04 acres

Mobile coverage

EE  
Vodafone  
Three  
O2  
Broadband

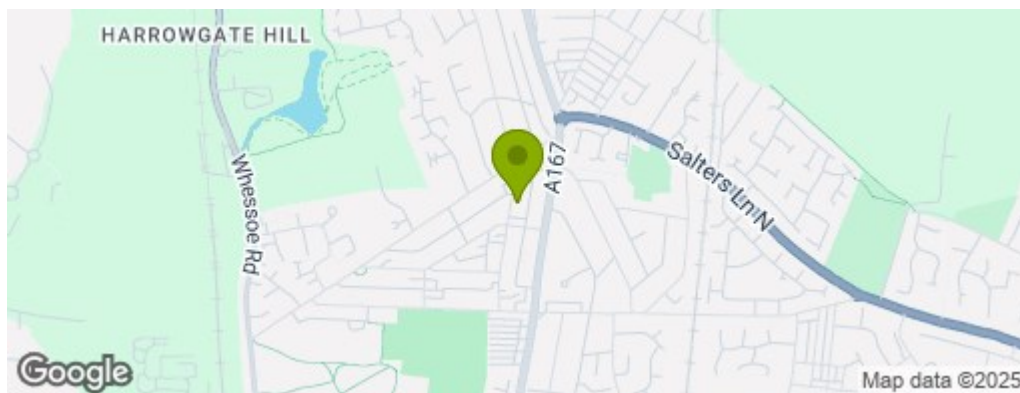
Basic  
4 Mbps  
Superfast  
56 Mbps  
Ultrafast  
10000 Mbps  
Satellite / Fibre TV Availability

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

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## Property Information

**01325 363858**

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