



**Raby Street**

Darlington DL3 7TH

Offers Over £100,000





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.



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.

# Raby Street

## Darlington DL3 7TH



- Two spacious bedrooms
- Cosy rear courtyard
- Near local amenities
- Upgraded kitchen suite
- Heart of Darlington
- Ideal first home

- Modern bathroom suite
- Close to train station
- No onward chain

Welcome to this charming two-bedroom extended terraced home located on Raby Street in the heart of Darlington. This delightful property is perfectly positioned, just moments away from a variety of local amenities, including bars, restaurants, and the train station, making it an ideal choice for those who appreciate convenience and vibrant town living.

As you enter the home, you will find a spacious living area that seamlessly combines a lounge and dining room, providing ample space for relaxation and entertaining. The upgraded kitchen is both modern and functional, designed to meet the needs of contemporary living. The bathroom has also been thoughtfully updated, ensuring comfort and style.

The property features two well-proportioned bedrooms, making it suitable for a small family, a couple, or even as an investment opportunity. The cosy courtyard to the rear offers a private outdoor space, perfect for enjoying a morning coffee or unwinding after a long day.

This home is offered to the market with no onward chain, allowing for a smooth and efficient purchase process. Whether you are a first-time buyer or looking to expand your investment portfolio, this property presents an excellent opportunity in a sought-after location. Do not miss the chance to make this lovely house your new home.

### Entrance Vestibule

With door into hallway.

### Hallway

With access to all ground floor rooms and stairs to the first floor.

### Lounge

11'3 x 12'1 (3.43m x 3.68m)  
A nice light and airy room with gas central heating radiator, double glazed window and original style fireplace.

### Dining Room

14'4 x 12'1 (4.37m x 3.68m)  
A good size room situated to the rear of the property with feature built-in cupboard, gas central heating radiator, French door leading out to the pleasing Court Garden.

### Kitchen

9'9 x 6'3 (2.97m x 1.91m)  
Situated to the rear of the property with a refitted kitchen comprising wall and floor unit with contrasting worksurfaces, integrated oven and hob with overhead extractor, part tiled walls, double glazed window and rear back door. Access to utility storage, toilet and storage room to the rear.

### First Floor

Spacious landing area with all the stairs store cupboard.

### Bedroom One

15'9 x 11'3 (4.80m x 3.43m)  
A good double size bedroom situated to the front with two double glazed windows gas central heating radiator.

### Bedroom Two

13'9 x 9'9 (4.19m x 2.97m)  
A good double size bedroom situated to the rear with double glazed window and gas central heating radiator.

### Bathroom/W.C.

With a modern refitted suite comprising panel bath with overhead shower, pedestal wash handbasin, low-level WC, double glazed window and central heating radiator.

### Externally

The property is situated in the world regarded street close to the town centre with an enclosed courtyard garden to rear of which is south facing.

### Tenure

Freehold

### Property Details

Local Authority: Darlington  
Council Tax Band: A  
Annual Price: £1,581  
Conservation Area No

Flood Risk Very low  
Floor Area 914 ft 2 / 85 m 2  
Plot size 0.02 acres  
Mobile coverage

EE  
Vodafone  
Three  
O2  
Broadband

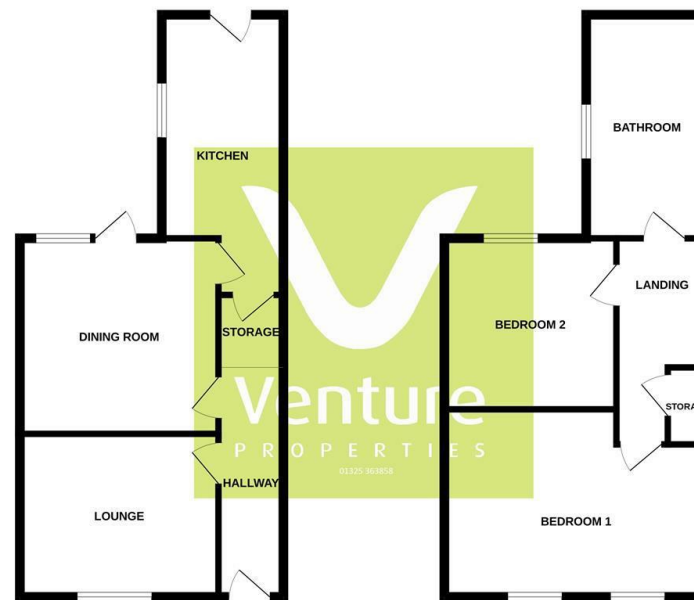
Basic  
17 Mbps  
Superfast  
80 Mbps  
Ultrafast  
10000 Mbps  
Satellite / Fibre TV Availability

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

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, corridors, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not 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.  
Made with Mapogen ©2025



## Property Information

**01325 363858**

45 Duke Street, Darlington, County Durham, DL3 7SD  
sales@venturepropertiesuk.com