



**Barningham Street**

Darlington DL3 6NS

**£87,500**







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.





# Barningham Street

## Darlington DL3 6NS



- Two Bedroom Property
- Ideal Investment Opportunity

This delightful two-bedroom terraced house offers a perfect blend of comfort and convenience. The property features a welcoming reception room, ideal for relaxing or entertaining guests. With two bedrooms, it provides ample space for individuals, couples, or small families.

Situated in the desirable Denes location, this home is just a stone's throw away from the bustling town centre, where you can enjoy a variety of shops, cafes, and local amenities. Additionally, the proximity to the hospital ensures peace of mind for residents, making it an excellent choice for healthcare professionals or those who value easy access to medical services.

Transport links in the area are superb, allowing for effortless commuting to nearby towns and cities. Whether you are travelling for work or leisure, you will find that getting around is both simple and efficient.

This property presents a wonderful opportunity for those seeking a comfortable home in a vibrant community. With its ideal location and practical layout, it is sure to appeal to a wide range of buyers and investors.

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

### Entrance Vestibule

Composite door to front.

### Lounge

13'11 x 12'11 (4.24m x 3.94m)

Upvc double glazed window to front, storage cupboard and radiator.

### Kitchen

13' x 7'1 (3.96m x 2.16m)

Two Upvc double glazed windows to rear, fitted with wall, base and drawer units, four ring gas hob with extractor over and oven. Stainless steel sink, space for a washing machine, radiator and door to rear.

### First Floor Landing

- Close to Darlington Memorial Hospital
- Council Tax Band A

### Bedroom One

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

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

### Bedroom Two

7'10 x 7'2 (2.39m x 2.18m)

Upvc double glazed window to rear, access to loft and radiator.

### Jack & Jill Bathroom

Upvc double glazed obscure window to rear, fitted with bath and shower over, w.c, wash hand basin and radiator.

### Externally

To the rear is an enclosed yard with gated access to rear lane and an outbuilding.

### Tenure

Freehold

### Property Details

Local Authority: Darlington

Council Tax Band: A

Annual Price: £1,581

Conservation Area No

Flood Risk Very low

Floor Area 635 ft 2 / 59 m 2

Plot size 0.01 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

16 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

BT

Sky

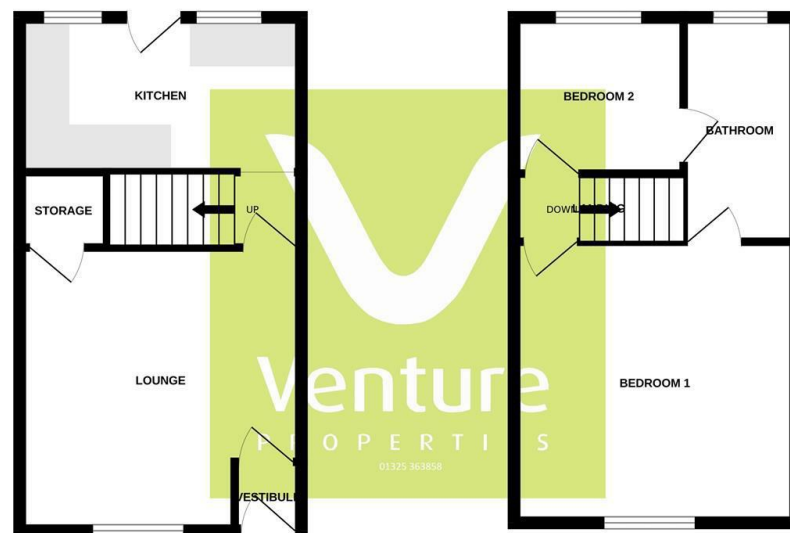
Virgin

### Note

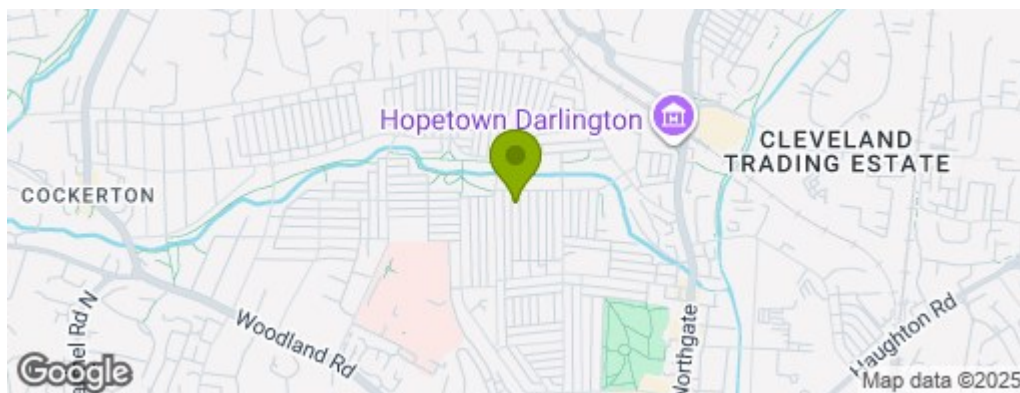
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification 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 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.  
Made with Metropix ©2025



## Property Information

**01325 363858**

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