



Falmer Road

Darlington DL1 4AY

£85,000





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.



Falmer Road

Darlington DL1 4AY



- Two Bedroom Property
- Yard to Rear
- Investment Opportunity

- Eastbourne Location
- Council Tax Band A

- Close to Travel and Transport Links
- Epc Rating D

Situated on Falmer Road in the popular town of Darlington, this delightful terraced house presents an excellent opportunity for both first-time buyers and savvy investors. With two well-proportioned reception rooms, this property offers ample space for relaxation and entertaining. The two bedrooms provide comfortable living quarters, while the bathroom is conveniently located on the first floor.

Recently decorated and carpeted, the home is ready for you to move in without the need for immediate renovations. The property is situated in the desirable Eastbourne area, which is conveniently close to retail parks, schools, and the Darlington Mainline Railway station, making it an ideal location for those who value accessibility and community amenities.

The absence of an onward chain simplifies the buying process, allowing for a smoother transition into your new home.

Whether you are looking for a good rental investment or a charming first home, this property on Falmer Road is a must-see. With its appealing features and prime location, it is sure to attract interest. Don't miss the chance to make this lovely house your own.

Entrance

Upvc door to front.

Lounge

13'06 x 16'02 (4.11m x 4.93m)

Upvc double glazed bay window to front, coving to ceiling, fireplace and cupboards housing meters and radiator.

Dining Room

13'05 x 7'11 (4.09m x 2.41m)

Upvc double glazed window to rear, under stairs storage and radiator.

Kitchen/Breakfast Room

15'03 x 7'02 (4.65m x 2.18m)

Upvc double glazed widows to side and rear, with stable door to side. Fitted modern, cream wall, base and drawer units with contrasting wood worktops, composite sink with mixer tap. Breakfast bar, space for a cooker, washing machine and fridge freezer. Ideal Boiler, laminate floor and radiator.

First Floor

Bedroom One

13'05 x 13'05 (4.09m x 4.09m)

Upvc double glazed window to front and radiator.

Bedroom Two

11'04 x 5'04 (3.45m x 1.63m)

Upvc double glazed window to rear and radiator.

Bathroom

Upvc double glazed obscure window to rear, panelled bath with shower over and screen, low level w.c, wash hand basin, panelled walls and vinyl flooring.

Externally

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

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

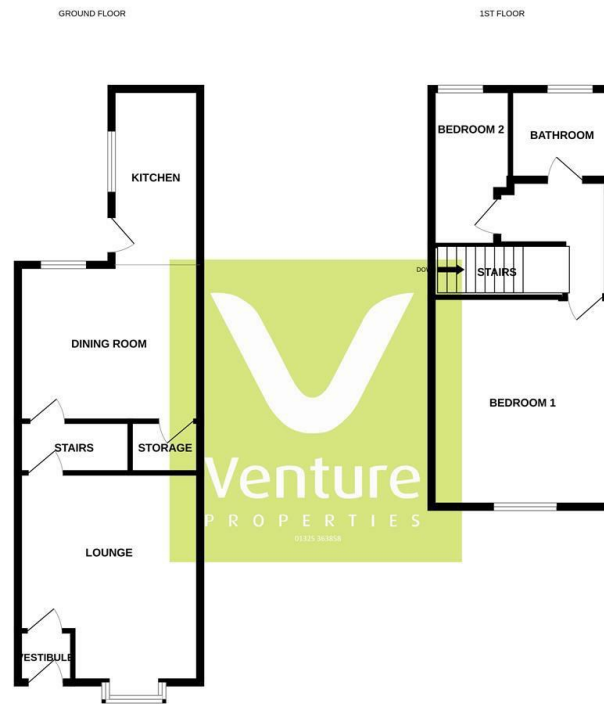
BT

Sky

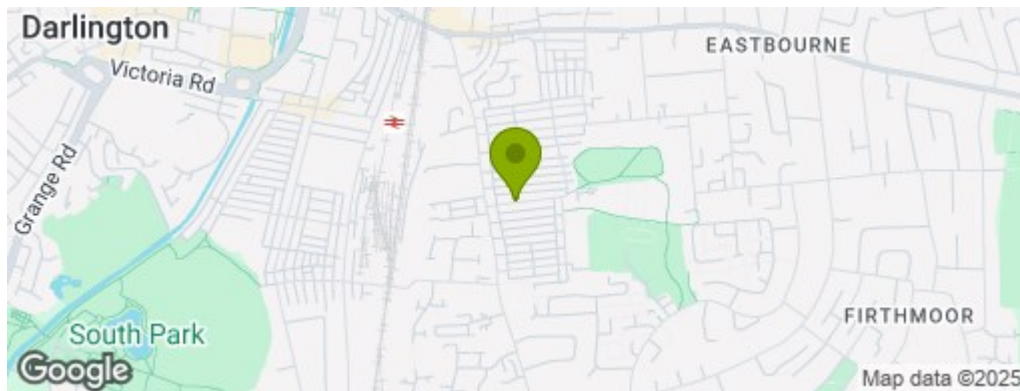
Virgin

Note

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 herein, measurements of doors, windows, rooms and any other details are approximate and no responsibility is taken for any error, omission or misstatement. 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