

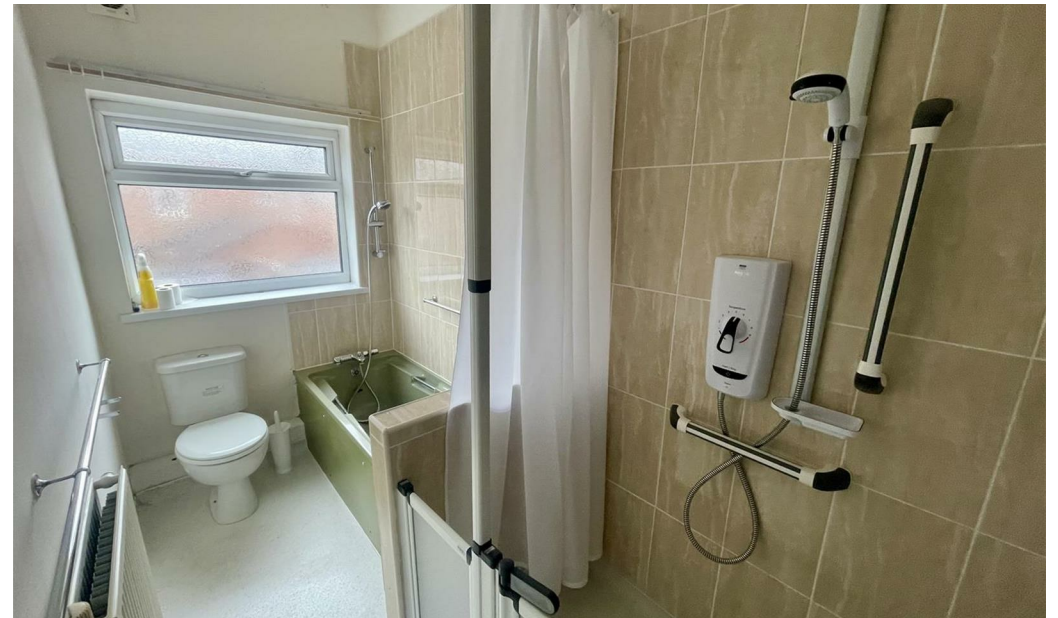


Drury Street
Darlington DL3 6NE
Offers Over £77,500





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.



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Drury Street

Darlington DL3 6NE



- Two Bedroom Terraced Property
 - Rear Garden Space
 - Ideal Investment
- Denes Location
 - Council Tax Band A
- Close to Amenities
 - Epc Rating C

Drury Street in Darlington, this two-bedroom terraced house presents an excellent opportunity for both first-time buyers and savvy investors. The property boasts ample space for relaxation and entertaining guests. The well-appointed kitchen leads to a rear yard, perfect for enjoying the outdoors.

With two bedrooms, this home is ideal for small families or those seeking a cosy retreat. The bathroom is conveniently located, ensuring practicality for everyday living. Situated in the desirable Denes area, the property is close to a variety of local amenities, including shops, schools, and parks, making it a convenient choice for modern living.

This terraced house not only offers a charming living space but also represents a sound investment opportunity in a thriving community. Whether you are looking to make it your own or add to your property portfolio, this home on Drury Street is certainly worth considering.

Entrance Hall
Upvc door to front, staircase to first floor and radiator.

Lounge
11'4 x 10'5 (3.45m x 3.18m)
Upvc double glazed bay window to front, deep coving to ceiling, fireplace with inset gas fire and radiator.

Dining Room
15'1 x 10'10 (4.60m x 3.30m)
Upvc double glazed window to rear, under stairs storage, wall mounted gas fire and radiator.

Kitchen
12'2 x 6'11 (3.71m x 2.11m)
Upvc double glazed window to side, fitted with wall, base and drawer units, stainless steel sink with mixer tap, space for a cooker, dishwasher and fridge freezer. Door to side.

First Floor Landing

Bedroom One
15' x 10'5 (4.57m x 3.18m)
Upvc double glazed window to front and radiator.

Bedroom Two
11' x 10' (3.35m x 3.05m)
Upvc double glazed window to rear and radiator.

Jack & Jill Bathroom
Upvc double glazed obscure window to rear, bath with shower over, wall mounted separate shower with wet room style floor and easy accessible low level screen. W.c, wash hand basin, part tiled walls and radiator.

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

Tenure
Freehold

Property Details
Local Authority: Darlington
Council Tax Band: A
Annual Price: £1,581
Conservation Area No
Flood Risk Very low
Floor Area 828 ft 2 / 77 m 2
Plot size 0.02 acres
Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic

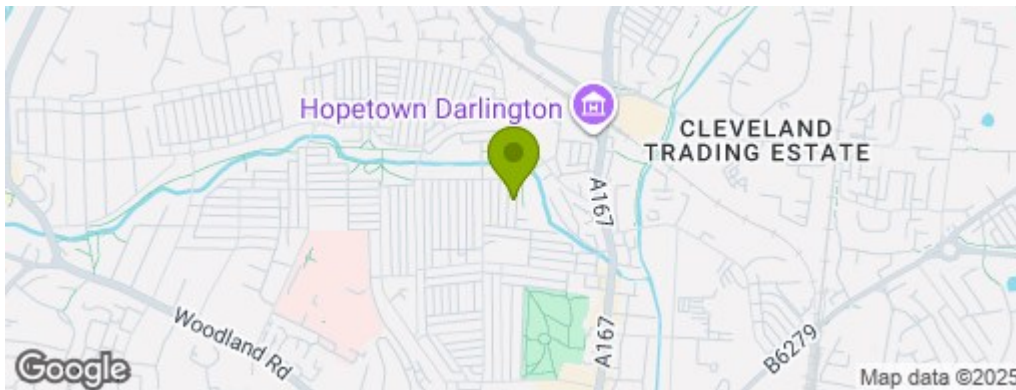
12 Mbps
Superfast
76 Mbps
Ultrafast
10000 Mbps
Satellite / Fibre TV Availability

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



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance 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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