



**Rockingham Street**

Darlington DL1 5DN

**£85,000**







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# Rockingham Street

Darlington DL1 5DN



- Two Bedroom Terraced Property
- Excellent Travel and Transport Links
- Epc Rating D

- Eastbourne Location
- Ideal First time Buy or Investment

- Close to Local Amenities
- Council Tax Band A

Rockingham Street in the Eastbourne area 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 are comfortably sized, providing a peaceful retreat for rest and rejuvenation.

This home is ideally situated, making it a prime choice for those looking to establish themselves in a vibrant community. With its appealing layout and potential for personalisation, this property is not only a wonderful first home but also a promising investment opportunity in a sought-after area.

Whether you are looking to settle down or expand your property portfolio, this charming terraced house on Rockingham Street is a must-see. Don't miss your chance to explore the possibilities that await in this lovely home.

## Entrance Hall

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

## Reception Room One

14'6 x 10'8 (4.42m x 3.25m)

Upvc double glazed window to front, coving to ceiling and radiator.

## Reception Room Two

11'6 x 10'0 (3.51m x 3.05m)

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

## Kitchen

12'0 x 6'0 (3.66m x 1.83m)

Upvc double glazed windows and door to side. Wall base and drawer units with contrasting worktops, stainless steel sink, four ring electric hob with oven. Space for a washing machine and fridge freezer. Part tiled new york style tiled walls and laminate flooring.

## First Flooring

## Bedroom One

14'6 x 10'08 (4.42m x 3.25m)

Upvc double glazed window and radiator.

## Bedroom Two

9'2 x 7'0 (2.79m x 2.13m)

Upvc double glazed window and radiator.

## Bathroom

Walk in double shower cubicle, w.c, wash hand basin and part tiled walls. Radiator and laminate flooring.

## Externally

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

## Tenure

Fr4eehold

## Property Details

Local Authority: Darlington

Council Tax: A

Conservation Area: No

Flood Risk Very low

Floor Area 796 ft 2 / 74 m 2

Plot size 0.02 acres

## Mobile coverage

EE  
Vodafone  
Three  
O2  
Broadband

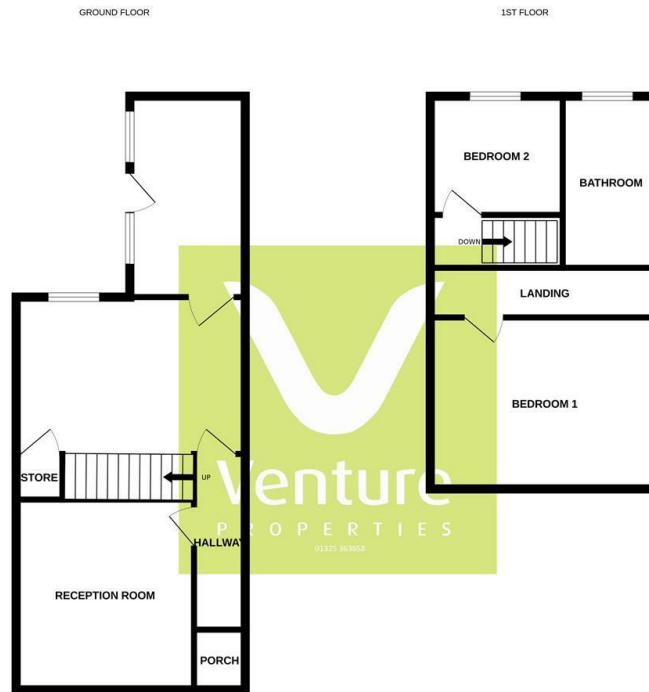
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12 Mbps  
Superfast  
80 Mbps  
Ultrafast  
10000 Mbps  
Satellite / Fibre TV Availability

BT  
Sky  
Virgin

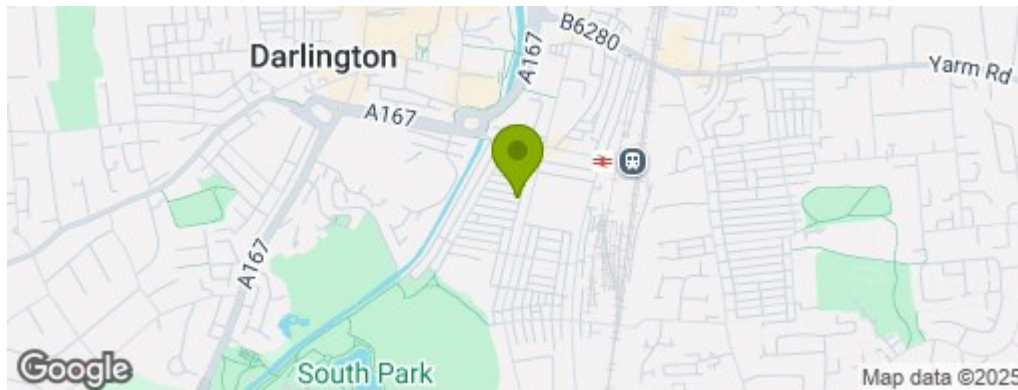
## Note

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 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 guidance purposes only and should not be used as such for any prospective purchase. 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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## Property Information

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