



Dumfries Street

Darlington DL1 1LB

£85,000





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- Two Bedroom Terraced Property
- Within Walking Distance to Town Centre
- Epc Rating D

- Haughton Location of Darlington
- Rear Yard
- Ideal Investment Opportunity

- Close to Local Schools and Colleges
- Council Tax Band A

Nestled on Dumfries Street in the charming town of Darlington, this delightful two-bedroom terraced house presents an excellent opportunity for both first-time buyers and savvy investors alike. The property boasts a well-proportioned reception room, perfect for relaxing or entertaining guests, and two comfortable bedrooms that provide ample space for rest and relaxation.

The house features a practical bathroom, catering to the needs of modern living. One of the standout attributes of this property is the rear yard, offering a private outdoor space that can be transformed into a lovely garden or a quaint seating area, ideal for enjoying the fresh air.

Conveniently located, this home is just a stone's throw away from the town centre, ensuring that all essential amenities, shops, and services are within easy reach. Additionally, the proximity to local schools and colleges makes it an attractive option for families and those seeking educational opportunities.

This terraced house on Dumfries Street is not only a charming residence but also a promising investment, given its desirable location and features. Whether you are looking to make it your home or add to your property portfolio, this is a fantastic opportunity that should not be missed.

Entrance Porch

Upvc door to front.

Lounge

13'01 x 15'07 (3.99m x 4.75m)

Upvc double glazed bay window to front and radiator.

Kitchen/Breakfast Room

8'00 x 12'10 (2.44m x 3.91m)

Upvc double glazed window and door to rear. Wall, base and drawer units, electric hob with extractor over and oven. Stainless steel sink with mixer tap, wall mounted boiler. Space for a washing machine and fridge freezer. Under stairs storage and fixed breakfast bar.

First Floor

Bedroom One

13'02 x 13'00 (4.01m x 3.96m)

Upvc double glazed window to front and radiator.

Jack & Jill Bathroom

Upvc double glazed obscure window to rear, panelled bath with shower over. W.c, wash hand basin and radiator. Storage, part tiled walls and laminate flooring.

Bedroom Two

8'00 x 8'02 (2.44m x 2.49m)

Upvc double glazed window to rear and radiator.

Externally

To the rear is an enclosed yard with 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 731 ft 2 / 68 m 2

Plot size 0.02 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

13 Mbps

Superfast

80 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability

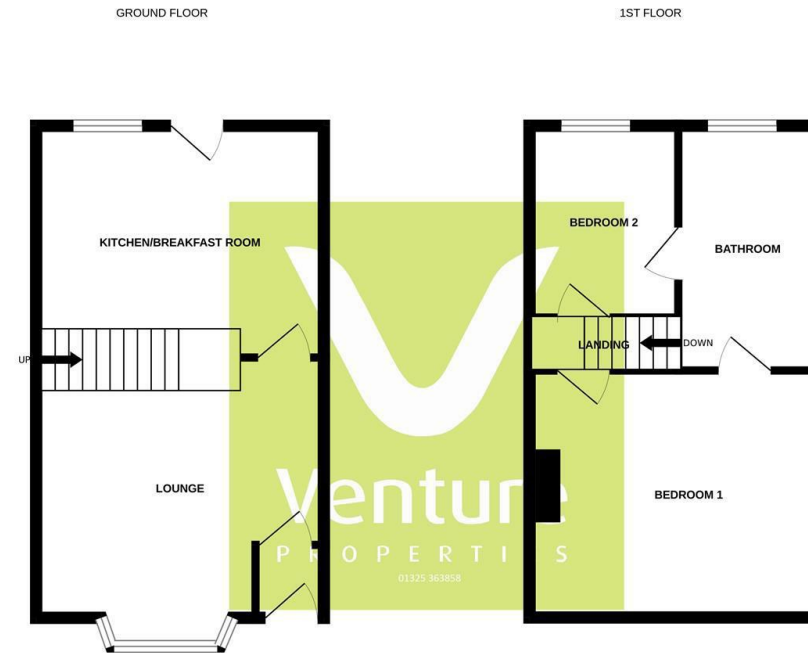
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Sky

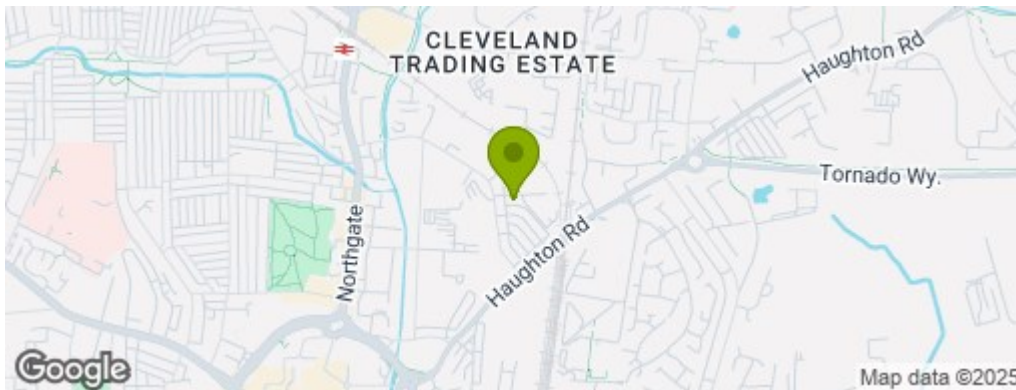
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Note

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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.
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Property Information

01325 363858

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