



Sanderson Street

Darlington DL1 1SJ

Offers Over £90,000





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.



Sanderson Street

Darlington DL1 1SJ



- Two Bedroom End of Terrace
- Rear Yard
- Priced to Sell

- Newly Installed Windows and Roof
- Within Walking Distance of Transport Links
- Council Tax Band A

- Town Centre Location
- Attic Room
- Epc Rating

Sanderson Street in Darlington, this delightful end of terrace house presents an excellent opportunity for both first-time buyers and savvy investors alike. With two well-proportioned reception rooms, this property offers ample space for relaxation and entertaining. The two bedrooms are inviting and provide a comfortable retreat, along with the added bonus of an attic space that can be utilised to suit the requirements of the household.

This home is well presented and has been thoughtfully maintained, making it ready for you to move into without the need for immediate renovations. Notably, the property boasts new windows and a recently replaced roof, ensuring energy efficiency and peace of mind for years to come.

The rear yard adds a touch of outdoor space, perfect for enjoying a morning coffee or hosting a small gathering. Priced to sell, this property represents a fantastic investment opportunity in a desirable area. Whether you are looking to make your first step onto the property ladder or seeking a promising addition to your investment portfolio, this terraced house on Sanderson Street is not to be missed.

Entrance

Upvc door to side and staircase to first floor.

Lounge

13'7 x 11'9 (4.14m x 3.58m)

Upvc double glazed bay window to front, coving to ceiling, fireplace with inset gas fire, radiator and double doors to dining room.

Dining Room

13' x 10'1 (3.96m x 3.07m)

Upvc double glazed window to rear, coving to ceiling, under stairs storage, parquet flooring and space for a table and chairs.

Kitchen

9'7 x 6'4 (2.92m x 1.93m)

Upvc double glazed window and door to side, fitted with medium beech wall, base and drawer units, five ring gas hob with extractor over and oven. Stainless steel sink with mixer tap, space for a dishwasher and fridge freezer. Radiator and part tiled walls.

First Floor Landing

Upvc double glazed window to side and radiator. Fixed staircase to Attic room.

Bedroom One

12' x 12' (3.66m x 3.66m)

Upvc double glazed window to front and radiator.

Bedroom Two

13' x 7'4 (3.96m x 2.24m)

Upvc double glazed window to rear and radiator.

Bathroom

Upvc double glazed obscure window to rear, fitted bath with shower over and screen. Low level w.c, wash hand basin in vanity, part tiled walls, vinyl flooring and storage with Baxi boiler which is 4 years old.

Attic Room

Velux roof window, window to side and storage into eaves.

Externally

To the rear is an enclosed yard which is mainly laid to concrete with gated access to rear lane.

Tenure

Freehold

Property Details

Local Authority: Darlington

Council Tax Band: A

Annual Price: £1,581

Conservation Area Parkgate

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

11 Mbps

Superfast

80 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability

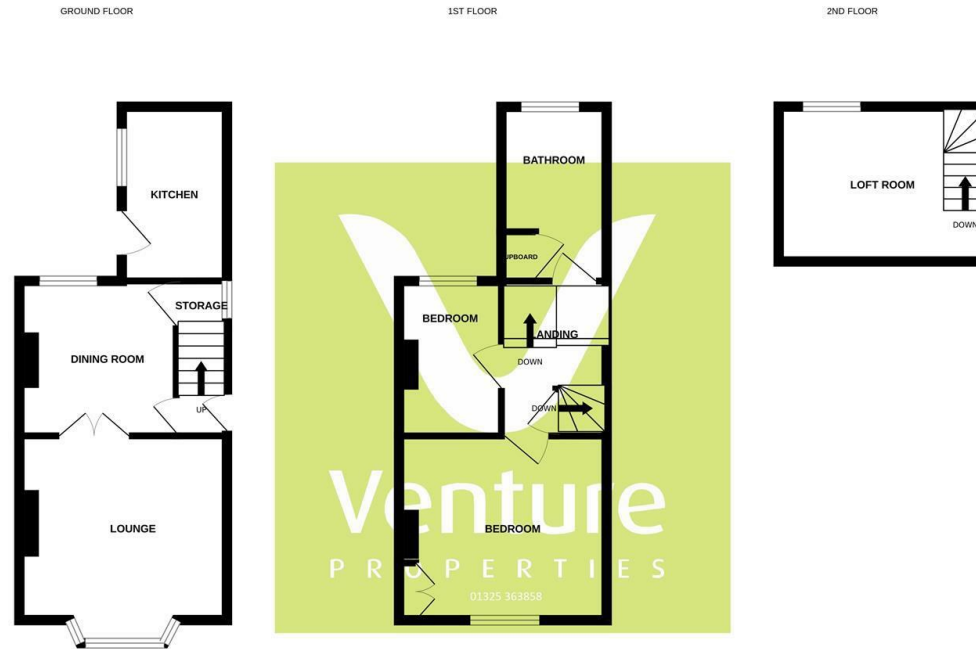
BT

Sky

Virgin

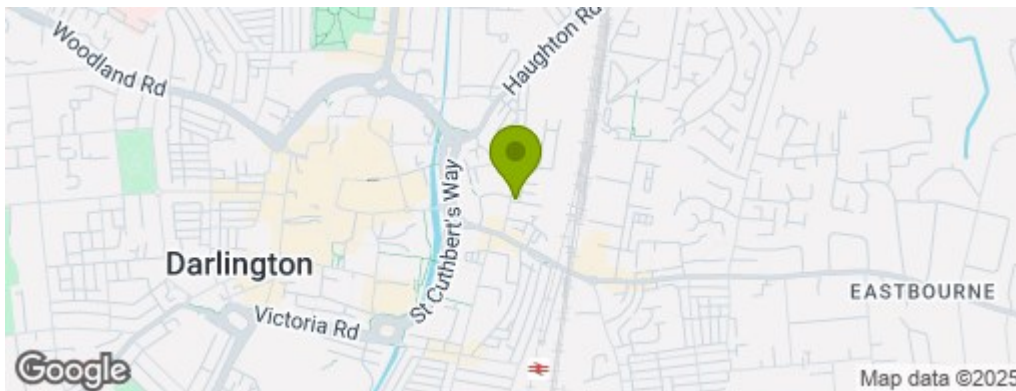
Note

www.venturepropertiesuk.com



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