



**Craig Street**  
Darlington DL3 6HA  
**£67,000**

  
**Venture**  
PROPERTIES

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.



# Craig Street

## Darlington DL3 6HA



- Two Bedroom Mid Terrace
- Enclosed Yard To Rear
- Council Tax Band A

- Popular Denes Location
- No Chain

- Ideal First Home Or Investment
- EPC Grade E

Welcome to this two-bedroom mid-terrace home located on Craig Street in the sought-after Denes area of Darlington. This delightful property presents an excellent opportunity for both first-time buyers and savvy investors alike.

As you step inside, you will find a well-proportioned living space that is both inviting and functional. The two bedrooms offer ample room for relaxation and rest, making it a perfect retreat after a long day. The layout of the home is designed to maximise space and light, creating a warm and welcoming atmosphere throughout.

One of the standout features of this property is its prime location. The Denes is known for its friendly community and convenient access to local amenities, including shops, schools, and parks. This makes it an ideal choice for those looking to settle in a vibrant neighbourhood.

Additionally, the property is offered with no onward chain, allowing for a smooth and hassle-free purchase process. Whether you are looking to make your first step onto the property ladder or seeking a promising investment opportunity, this home is sure to meet your needs.

In summary, this mid-terrace house on Craig Street is a fantastic find in a desirable area of Darlington. With its two bedrooms, appealing location, and the advantage of no chain, it is a property that should not be missed. We invite you to come and explore the potential this home has to offer.

### Entrance

#### Lounge

179 x 140 (5.41m x 4.27m)

Situated to the front of the property with square bay window.

#### Kitchen Diner

179 x 119 (5.41m x 3.58m)

Situated to the rear of the property with a range of wall and floor units with contrasting worksurfaces.

#### Lobby

With rear back door

### Bathroom/W.C

12'6 x 10'4 (3.81m x 3.15m)

With a three-piece suite comprising panel bath, pedestal wash handbasin and low-level WC,

### First Floor

#### Bedroom 1

179 x 142 (5.41m x 4.32m)

Situated to the front of the property.

#### Bedroom 2

179 x 11'11 (5.41m x 3.63m)

A good double size bedroom situated to the rear.

### Outside

Enclosed yard to rear.

### Tenure

### Property Details

Local Authority: Darlington

Council Tax Band: A

Annual Price: £1,581

Conservation Area No

Flood Risk Very low

Floor Area 775 ft 2 / 72 m 2

Plot size 0.01 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

15 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

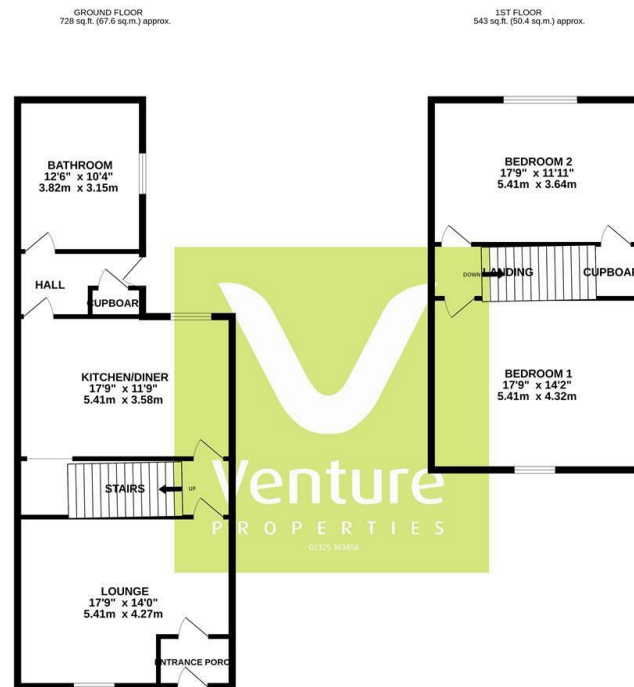
BT

Sky

Virgin

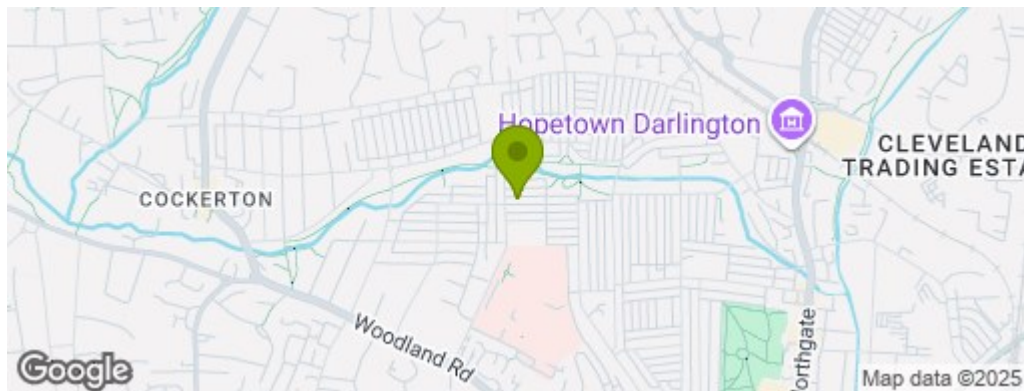
### Note

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



TOTAL FLOOR AREA: 1271 sq ft. (118.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan (roomed) 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 prospective purchasers only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not installed and no guarantee as to their operability or efficiency can be given. Made with Metropac CSDS.



## Property Information

**01325 363858**

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