



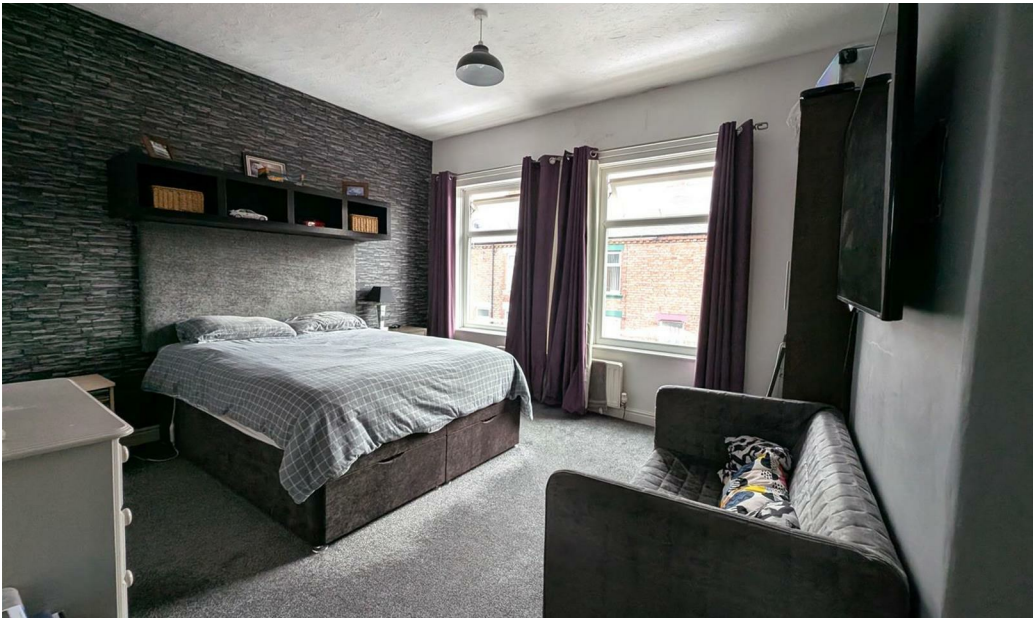
**Grasmere Road**

Darlington DL1 4BG

**Offers Over £80,000**







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# Grasmere Road

Darlington DL1 4BG



- Two Bedroom End of Terrace Property
- Ideal Investment Opportunity
- Epc Rating D

- Eastbourne Area of Darlington
- Priced to Sell
- First Time Buy Potential

- Yard to Rear
- Council Tax Band A
- Off Street Parking

Grasmere Road in the town of Darlington, this delightful two-bedroom end-terrace house presents an excellent opportunity for both first-time buyers and savvy investors. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining guests. The well-appointed kitchen leads to a quaint yard at the rear, perfect for enjoying the outdoors or catching a breath of fresh air.

The two comfortable bedrooms offer a peaceful retreat, while the bathroom is conveniently located to serve the household's needs. This home is ideally situated close to local amenities, ensuring that shops, schools, and parks are just a short stroll away, making it a practical choice for families and professionals alike.

With its appealing features and prime location, this property is not only a wonderful place to call home but also a promising investment opportunity. Whether you are looking to step onto the property ladder or expand your portfolio, this end-terrace house on Grasmere Road is certainly worth considering.

## Entrance Porch

Upvc door to front.

## Lounge

14'00 x 12'01 (4.27m x 3.68m)

Upvc double glazed window to front, coving to ceiling, fireplace with gas fire and wall lighting.

## Dining Room

7'04 x 14'06 (2.24m x 4.42m)

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

## Kitchen

7'02 x 12'03 (2.18m x 3.73m)

Upvc double glazed window and door to side, fitted with light ash wall, base and drawer units, stainless steel sink with mixer tap, space for a cooker, fridge freezer and washing machine. Wall mounted Ideal Logik boiler and part tiled walls. Access to loft.

## Bedroom One

12'01 x 14'01 (3.68m x 4.29m)

Two Upvc double glazed windows to front and radiator.

## Bedroom Two

8'01 x 8'11 (2.46m x 2.72m)

Upvc double glazed window to rear, storage and radiator.

## Bathroom

Upvc double glazed obscure window, P-shaped panelled bath with shower over, low level w.c, wash hand basin and part tiled walls.

## Externally

To the rear is an enclosed yard with access to shed. Off street parking is available.

## Tenure

Freehold

## Property Details

Local Authority: Darlington  
Council Tax Band: A  
Annual Price: £1,581  
Conservation Area No  
Flood Risk Very low  
Floor Area 0 ft 2 / 0 m 2  
Plot size 0.02 acres

## Mobile coverage

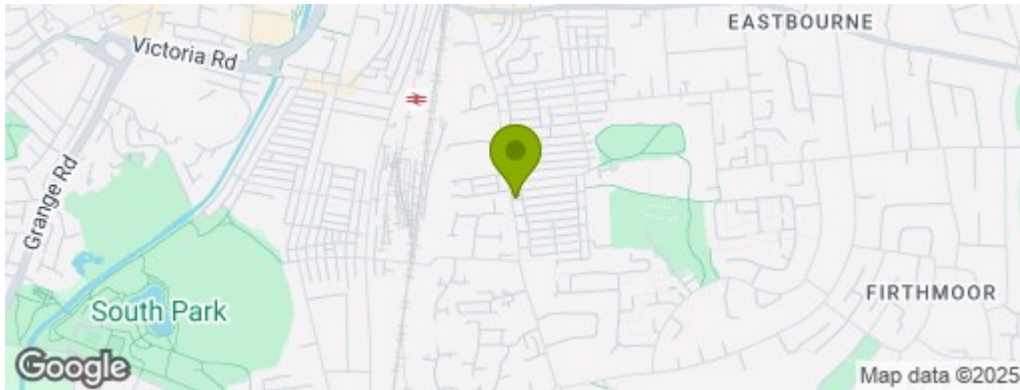
EE  
Vodafone  
Three  
O2  
Broadband

Basic  
11 Mbps  
Superfast  
80 Mbps  
Ultrafast  
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



## Property Information

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