



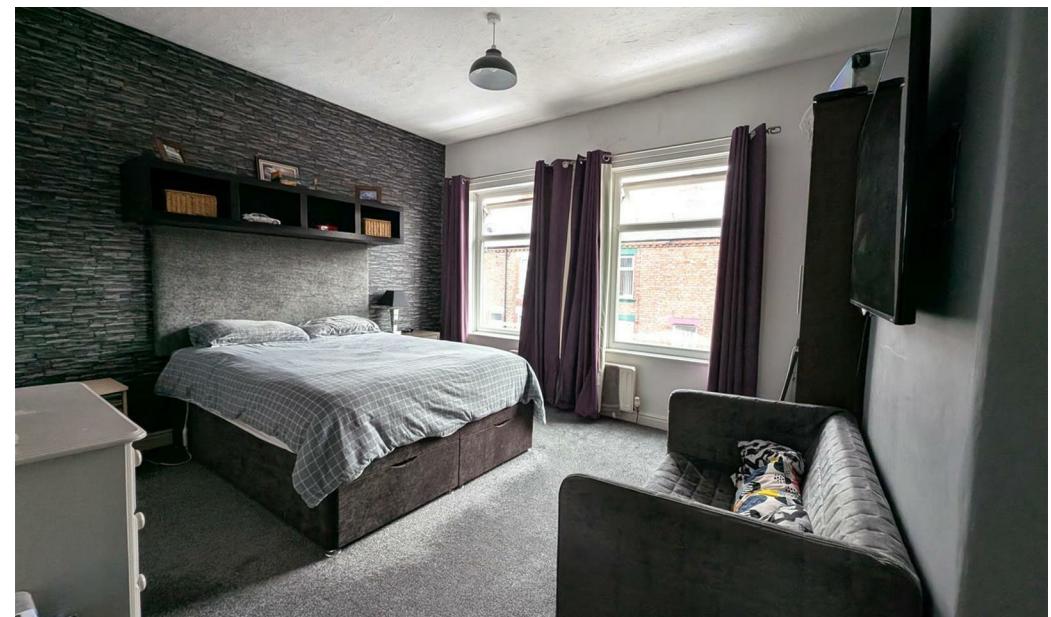
Grasmere Road

Darlington DL1 4BG

Offers Over £80,000



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.



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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

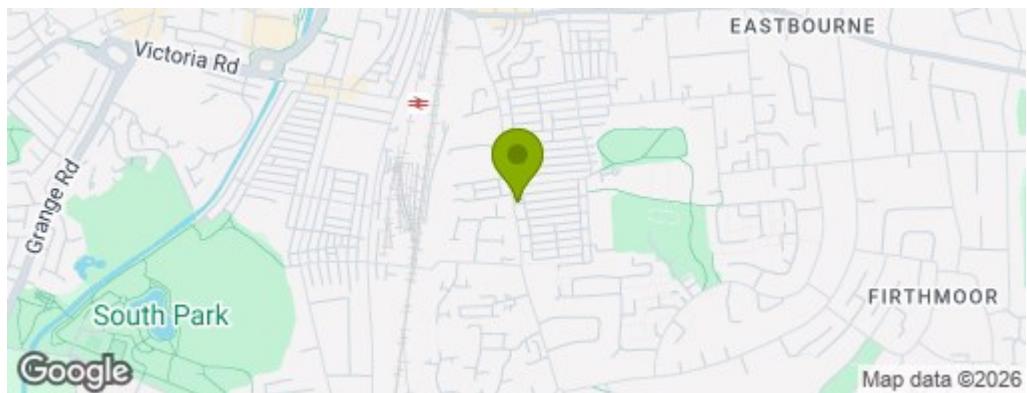
BT

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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