



**Barningham Street**

Darlington DL3 6NS

£75,000





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.



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# Barningham Street

Darlington DL3 6NS



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- Two Bedroom Terrace
- Well Presented
- Close To Amenities

- Denes Location of Darlington
- First Floor Bathroom
- No Onward Chain

- Newly Refurbished
- Priced To Sell
- Council Tax Band A

A well presented two bedroom mid terraced property situated within the popular Denes area, boasting double glazing throughout and gas central heating.

Perfect property for any investor or first time buyer. Briefly comprising: entrance vestibule, lounge, kitchen diner, two bedrooms to the first floor with first floor bathroom and enclosed rear yard.

Viewing is highly recommended so don't miss out on this investment, contact our office today to arrange an appointment. There is no onward chain.

## Entrance Vestibule

Upvc door to front.

## Lounge

12'8" x 13'1" (3.876 x 3.995)

Upvc double glazed window to front, coving to ceiling, storage cupboard and radiator.

## Kitchen

9'10"/3241'5" x 7'7" (3.988 x 2.322)

Upvc double glazed window and door to rear, fitted beech wall, base and drawer units with contrasting work surfaces. Stainless steel sink unit with mixer tap, gas hob with extractor over and integrated oven. Part tiled walls, vinyl flooring and under stairs store cupboard.

## First Floor Landing

Access to loft.

## Bedroom One

13'1" x 12'11" (3.995 x 3.962)

Upvc double glazed window to front, a good sized large double bedroom with radiator and access to bathroom

## Bedroom Two

7'8" x 7'3" (2.343 x 2.212)

Upvc double glazed window to rear, a single bedroom with radiator and access to bathroom.

## Bathroom

5'1" x 10'5" (1.550 x 3.178)

Upvc double glazed obscure window to rear, fitted white suite comprising bath with shower over, wash hand basin and wc. Vinyl floor, part tiled walls, storage cupboard and radiator.

## Externally

To the rear there 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 635 ft 2 / 59 m 2

Plot size 0.01 acres

Mobile coverage

EE

Vodafone  
Three  
O2  
Broadband  
Basic  
17 Mbps  
Superfast  
80 Mbps  
Ultrafast  
10000 Mbps  
Satellite / Fibre TV Availability  
BT  
Sky  
Virgin

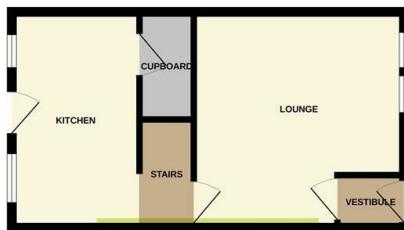
## Note

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## Estate Agent Act 1979

Under the Estate Agents Act of 1979, we advise that this property is being sold by a Director of Venture Properties.

GROUND FLOOR



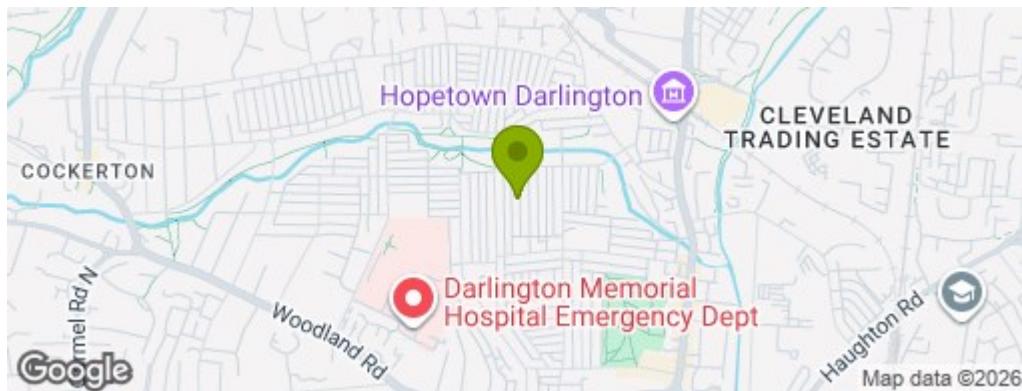
1ST FLOOR

Venture



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements & dimensions are approximate only. The floorplan is for illustrative purposes only and should be used as such by any prospective purchaser. The floorplan is not to scale and has 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](mailto:sales@venturepropertiesuk.com)