



**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.

**Esxternally**  
To the rear there is an enclosed yard with gated access to rear lane.

**Tenure**  
Freehold

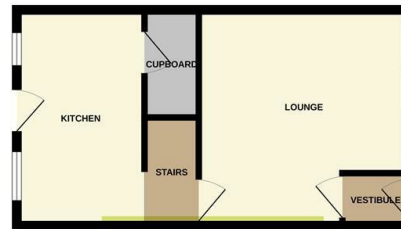
**Property Details**  
Local Authority: Darlington  
Council Tax Band: A  
Annual Price: £1,581  
Conservation Area No  
Flood Risk Very low  
Floor Area 635 ft 2 / 59 m 2  
Plot size 0.01 acres  
Mobile coverage  
EE

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

**Note**  
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.

**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.

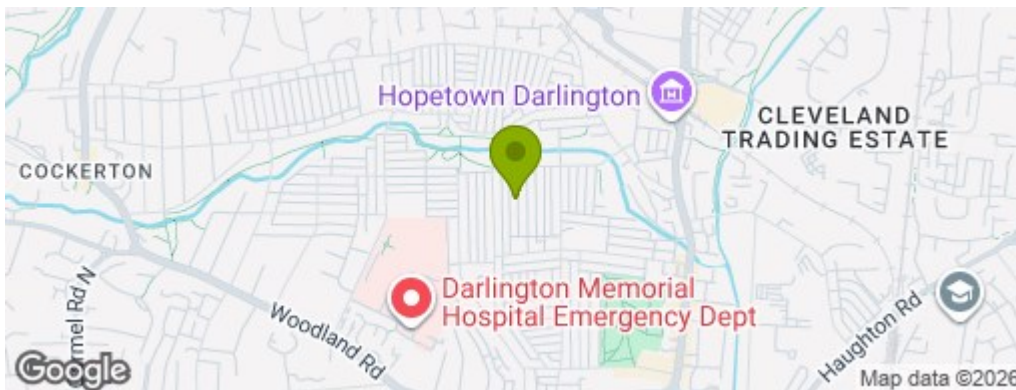
## GROUND FLOOR



## 1ST FLOOR



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 misstatement. 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.  
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## Property Information

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