



Columbia Street

Darlington DL3 6HB

Offers In The Region Of £95,000





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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- Two Bedroom Terraced Property
- Excellent Travel and Transport Links
- Council Tax Band A

- No Onward Chain
- Ideal Investment Opportunity or First Time Buy
- EPC Rating D

- Within Walking Distance to Shops, Parks and Schools
- Enclosed Courtyard to Rear
- Popular Denes Area of Darlington

In the desirable Denes area of Darlington, this charming two-bedroom terraced house on Columbia Street presents an excellent opportunity for both first-time buyers and investors alike. The property boasts a welcoming reception room, perfect for relaxing or entertaining guests. With two well-proportioned bedrooms, this home offers ample space for a small family or those looking to downsize.

Some standout features of this property are the full roof replacement, ensuring peace of mind for the future, along with its proximity to a lovely park, providing a serene environment for leisurely strolls or outdoor activities. Additionally, the absence of an onward chain simplifies the buying process, making it easier for you to move in and start enjoying your new home without delay.

This terraced house is not only a comfortable residence but also an ideal investment opportunity, given its location and potential for rental income. Whether you are looking to make it your own or add to your property portfolio, this home on Columbia Street is certainly worth considering.

Entrance Porch

Upvc door to front.

Lounge

15'3 x 13'1 (4.65m x 3.99m)

Upvc double glazed bay window to front, meter storage cupboard and radiator.

Kitchen/Breakfast Room

13'1 x 8'3 (3.99m x 2.51m)

Upvc double glazed window to rear, fitted with wall, base and

drawer units, stainless steel sink with mixer taps, space for a cooker, fridge freezer and washing machine. Part tiled walls and vinyl flooring with wall mounted boiler and under stairs storage.

First Floor Landing

Bedroom One

Upvc double glazed window to front, feature fireplace and access to the bathroom.

Bathroom

Upvc double glazed obscure window to rear, panelled bath with shower over, w.c, wash hand basin, part tiled walls and radiator.

Bedroom Two

Upvc double glazed window to rear, radiator and access to bathroom.

Externally

To the rear is a decorative garden 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 656 ft² / 61 m²

Plot size 0.02 acres

Mobile coverage

EE
Vodafone
Three
O2
Broadband

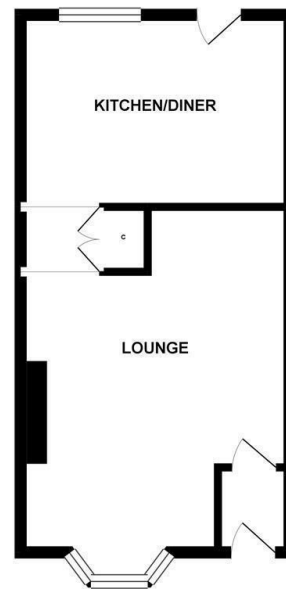
Basic
16 Mbps
Superfast
80 Mbps
Ultrafast
10000 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

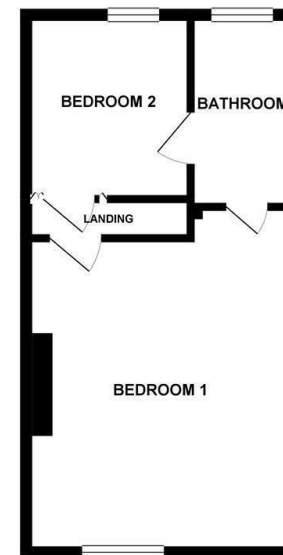
Note

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.

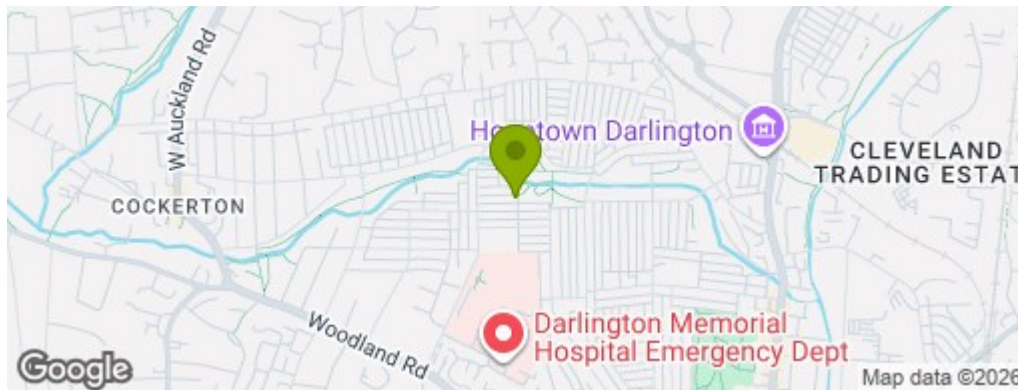
GROUND FLOOR



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 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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