



**Pendower Street**

Darlington DL3 6ND

**£108,000**





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.



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.



# Pendower Street

Darlington DL3 6ND



- Three Bedroom Mid Terrace
- Close to Darlington Town Centre
- Council Tax Band A

- Denes Area of Darlington
- Nearby Park
- EPC Rating D

- Ideal Investment or First Time Buy
- No Onward Chain
- Off Street Parking to Rear

Situated on Pendower Street in the popular town of Darlington, this deceptively spacious terraced house presents an excellent opportunity for both first-time buyers and savvy investors. With no onward chain, you can move in without delay and start enjoying your new home right away.

The property boasts three well-proportioned bedrooms, providing ample space for family living or guest accommodation. The two inviting reception rooms offer versatility, perfect for entertaining guests or creating a cosy family environment. Recently redecorated and carpeted throughout, the interiors are fresh and modern, ready for you to add your personal touch.

Situated conveniently close to the town centre, you will find a wealth of amenities at your doorstep, including shops, cafes, and recreational facilities. This prime location ensures that you are never far from the vibrant life that Darlington has to offer.

With its appealing features and excellent investment potential, this property is a fantastic choice for those looking to establish themselves in a welcoming community. Whether you are seeking a comfortable family home or a promising rental opportunity, this terraced house on Pendower Street is not to be missed. Come and see for yourself the possibilities that await in this lovely home.

## Entrance Hallway

With composite door, radiator and stairs to the first floor.

## Lounge

13'4" x 11'5" (4.06 x 3.48)

Upvc double glazed bay window to front, coving to ceiling, original wooden fire surround with original tiled hearth and insert. Radiator.

## Dining Room

11'9" x 15'2" (3.58 x 4.62)

Upvc double glazed window to rear, under stairs storage cupboard, storage units to either side of the chimney breast wall. Open archway to kitchen.

## Kitchen

12'4" x 6'4" (3.76 x 1.93)

Two Upvc double glazed windows, fitted with wall, base and drawer units and contrasting dark wood effect worktops. Stainless steel sink, drainer and mixer tap, stainless steel electric hob with extractor over and oven. Space for a washing

machine and American style fridge/freezer, laminate flooring, part tiled walls and radiator.

## First Floor/Landing

A large and spacious double landing with stairs to the second floor and radiator.

## Bedroom One

10'4" x 15'1" (3.15 x 4.60)

Upvc double glazed window to front, cast iron fireplace and radiator.

## Bedroom Two

11'10" x 10'1" (3.61 x 3.07)

Upvc double glazed window to the rear, cast iron fireplace and storage cupboard housing combi boiler.

## Bathroom

Upvc double glazed window to rear, fitted P shaped bath with shower over and screen. Wash hand basin with mixer tap, low level wc, part tiled walls and tiled floor. Spotlights to ceiling and radiator.

## Second Floor

## Bedroom Three

17'8" x 10'9" (5.38 x 3.28)

Upvc double glazed window to front, large walk-in storage cupboard and radiator.

## Externally

To the front of the property there is a forecourt and to the rear is a yard with gated access allowing for off street parking.

## Tenure

Freehold

## Property Details

Local Authority: Darlington

Council Tax Band: A

Annual Price: £1,581

Conservation Area No

Flood Risk Very low

Floor Area 1,237 ft 2 / 115 m 2

Plot size 0.02 acres

Mobile coverage

EE  
Vodafone  
Three  
O2  
Broadband

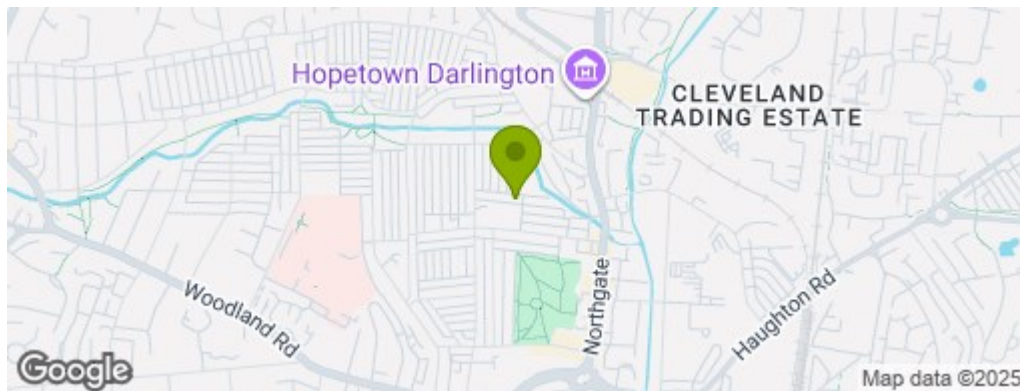
Basic  
16 Mbps  
Superfast  
80 Mbps  
Ultrafast  
10000 Mbps  
Satellite / Fibre TV Availability

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.

[www.venturepropertiesuk.com](http://www.venturepropertiesuk.com)



## Property Information

**01325 363858**

45 Duke Street, Darlington, County Durham, DL3 7SD  
[sales@venturepropertiesuk.com](mailto:sales@venturepropertiesuk.com)