

Coronation Street, Darlington, DL3 6QT  
Offers in excess of £70,000

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'The Art of Property'





**Coronation Street, Darlington, DL3 6QT**  
**Offers in excess of £70,000**  
**Council Tax Band: A**

This mid terrace property in the ever convenient Denes area of Darlington presents an excellent investment opportunity. Priced to sell, this property boasts two spacious double bedrooms, uPVC double glazing and gas central heating via a 'Combi' boiler.

The location is particularly appealing, situated on a peaceful street while still being within walking distance to the vibrant town centre. Residents will appreciate the proximity to essential amenities, including the Memorial Hospital and Cockerton Village, which offers a selection of shops and eateries.

With no onward chain, this property is ready for immediate occupancy, making it an attractive option for those looking to move quickly.

**Ground Floor**

Entrance vestibule, lounge to the front, kitchen diner to rear. Rear lobby housing the Vokera 'Combi' boiler and ground floor bathroom with white suite.

**First Floor**

Small landing opening to two double bedrooms.

**Externally**

Enclosed yard to rear

**Please note:**

Council tax Band - A

Tenure - Freehold

EPC Rating: D

Total sq ft to be considered guide only.

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**Disclaimer:**

These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. They do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations, or any type of appliances which may be included.

**Principal Elevation**

**Entrance Vestabule**

**Lounge**

13'0" x 12'3" (3.98 x 3.75)

**Kitchen Diner**

13'0" x 7'3" (3.98 x 2.23)

**Rear Lobby**

**Bathroom**

6'4" x 5'11" (1.94 x 1.82)

**First Floor Landing**

**Principal Bedroom**

13'0" x 7'3" (3.98 x 2.23)

**Second Bedroom**

13'0" x 12'3" (3.98 x 3.75)

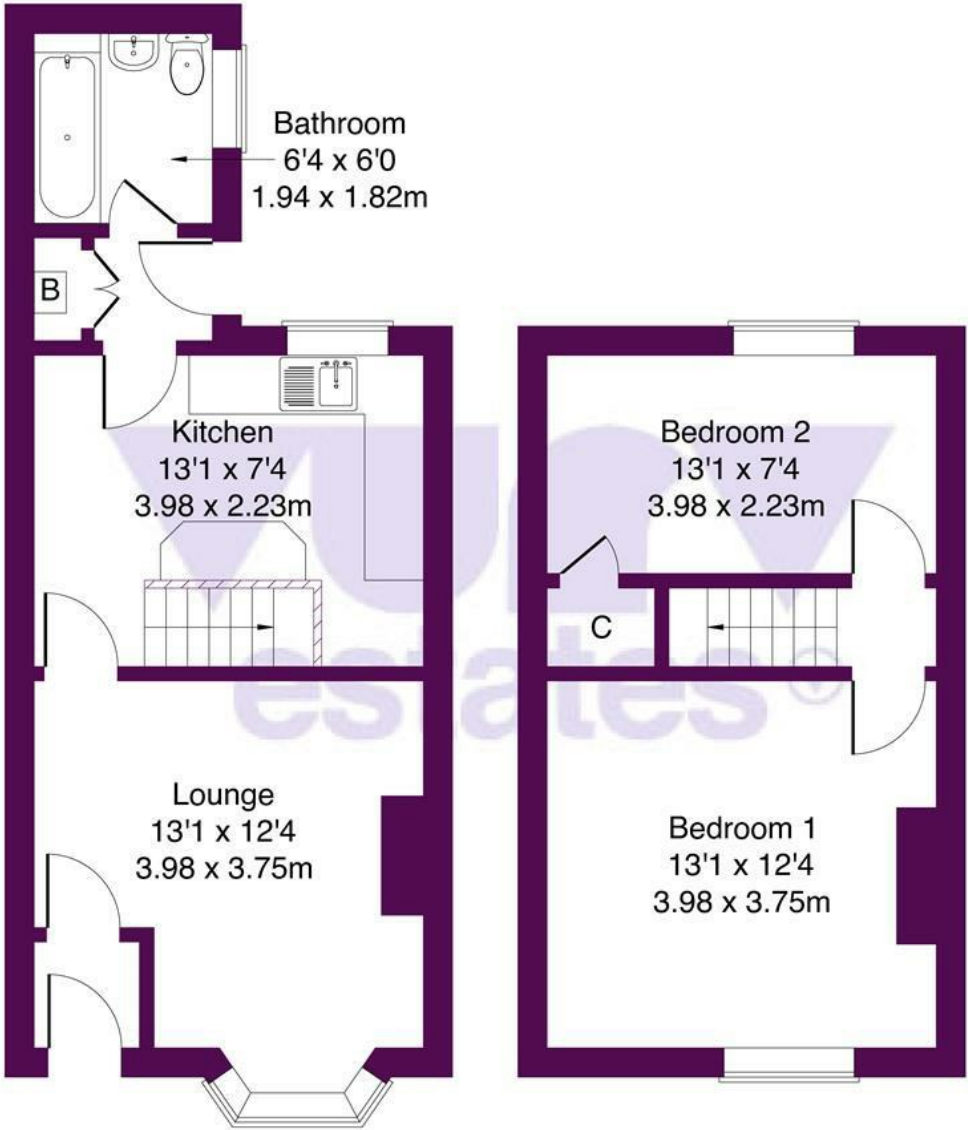
**Rear Yard**





# Coronation Street, Darlington, DL3 6QT

Approximate Gross Internal Area: (678 sq ft - 63 sq m.)



Ground Floor

First Floor

Not to Scale. Produced by The Plan Portal 2025  
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