

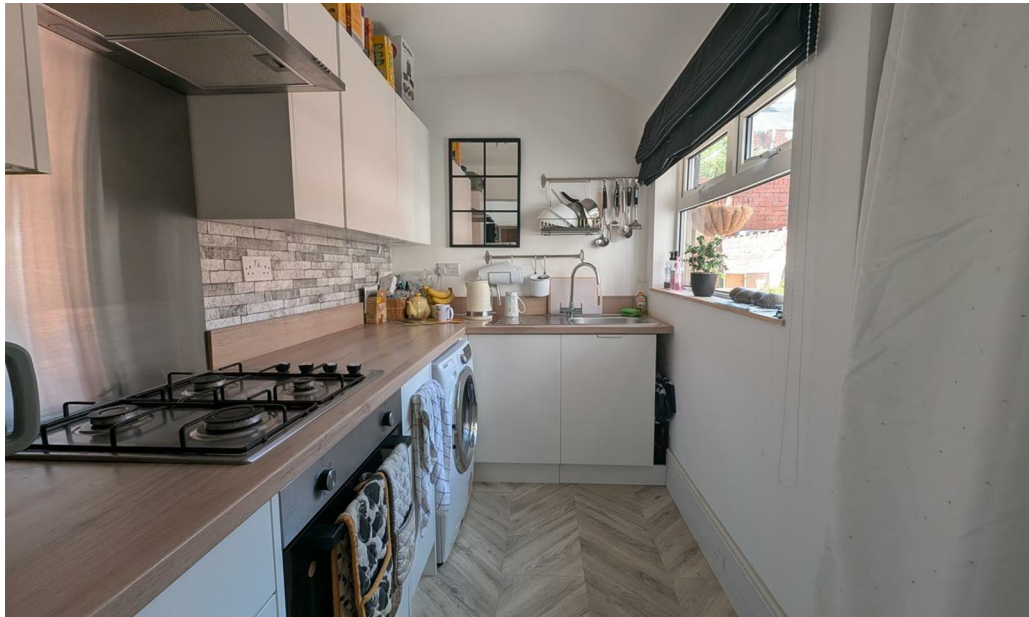


Cumberland Street

Darlington DL3 0LX

Offers In The Region Of £85,000





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 firm's 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.



Cumberland Street

Darlington DL3 0LX



- Two Bedroom Mid Terrace
- Ideal Investment Opportunity
- Travel & Transport Links Close at Hand

- Popular Harrowgate Hill Area of Darlington
- Well Suited to First Time Buyers
- Council Tax Band A

- Well Presented Throughout
- Close to All Amenities
- EPC Rating D

Situated in the North Road/Harrowgate Hill area of Darlington this house presents an excellent opportunity for first-time buyers or savvy investors. The property boasts a welcoming reception room that flows seamlessly into an open-plan kitchen and dining area, perfect for entertaining or enjoying family meals. The modern kitchen is well-equipped and features convenient access through doors that lead to a well planned rear courtyard, ideal for outdoor relaxation or al fresco dining.

The two bedrooms are generously sized, providing ample space for comfortable living. Additionally, the property includes a useable loft area, offering valuable storage options to keep your living space tidy and organised. The contemporary bathroom complements the home's modern aesthetic, ensuring that all essential amenities are met with style and functionality.

Situated close to local amenities and reputable schools, this property is perfectly positioned for both convenience and community living. With its appealing features and prime location, this mid-terraced house is not just a home; it is a wonderful opportunity to invest in a vibrant area of Darlington. Whether you are looking to settle down or expand your property portfolio, this residence is sure to meet your needs.

Entrance Vestibule

Composite door to front.

Lounge

13'01 x 9'11 (3.99m x 3.02m)

Upvc double glazed window to front, coving to ceiling, recess into chimney breast and storage to alcove. Radiator.

Dining Room

13'01 x 10'11 (3.99m x 3.33m)

Upvc double doors to rear, coving to ceiling and part panelled feature wall with radiator.

Kitchen

9'02 x 5'06 (2.79m x 1.68m)

Upvc double glazed window to side, fitted with wall, base and drawer units along with contrasting worktops. Four ring gas hob and oven with fixed extractor over. Stainless steel sink with mixer tap and space for a fridge freezer. Part tiled walls.

Bedroom One

13'03 x 9'11 (4.04m x 3.02m)

Upvc double glazed window to front and radiator.

Bedroom Two

10'00 x 6'10 (3.05m x 2.08m)

Upvc double glazed window to rear and radiator.

First Floor Landing

Fixed staircase to fully boarded loft space which has power and light.

Bathroom

Upvc double glazed obscure window to rear, panelled bath and walk in shower cubicle, wash hand basin and low level w.c. Mosaic style tiled splashbacks and heated towel rail.

Externally

To the rear of the property is an enclosed split level garden with decking and paved areas along with gated access to the rear lane. There is space for a hot tub.

Tenure

Freehold

Property Details

Local Authority: Darlington

Council Tax Band: A

Annual Price: £1,663

Conservation Area No

Flood Risk Very low

Floor Area 0 ft 2 / 0 m 2

Plot size 0.02 acres

Mobile coverage

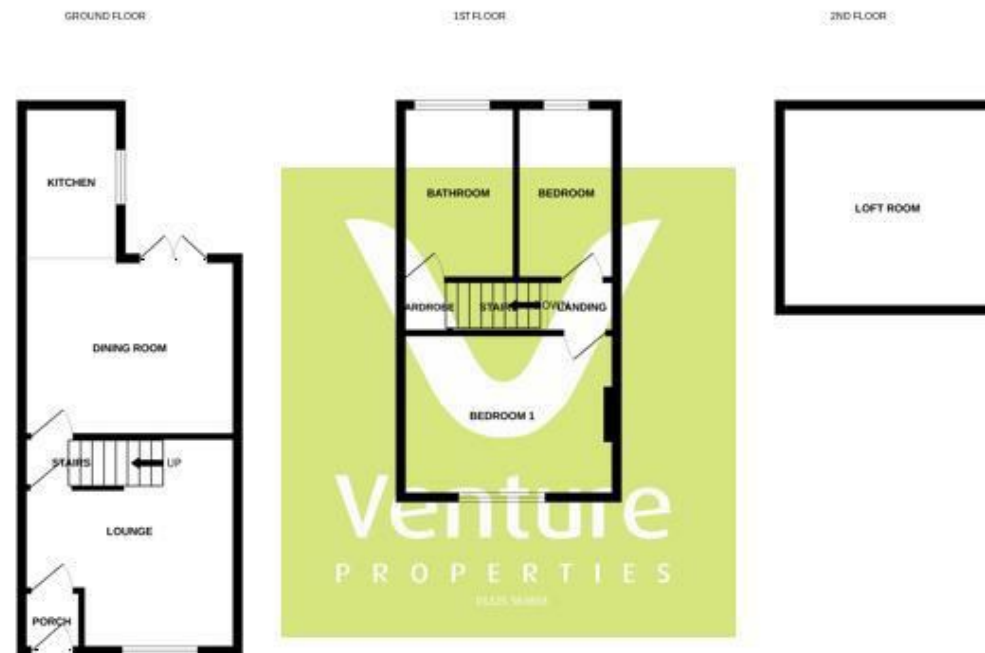
EE
Vodafone
Three
O2
Broadband

Basic
7 Mbps
Superfast
49 Mbps
Ultrafast
10000 Mbps
Satellite / Fibre TV Availability

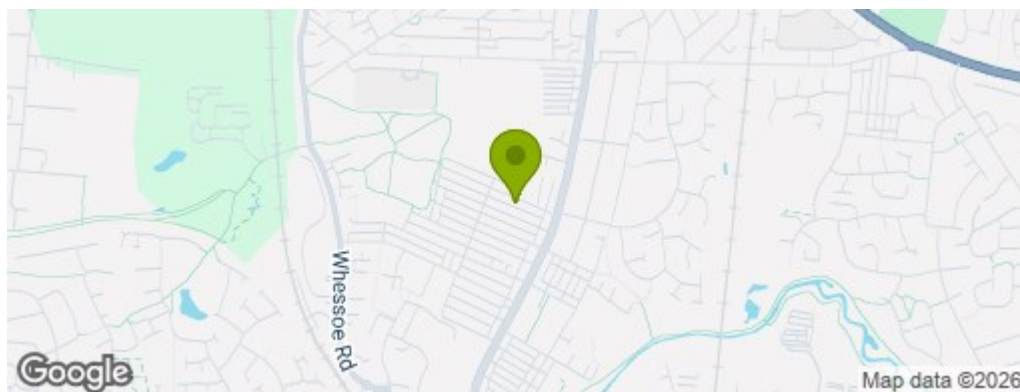
BT
Sky
Virgin

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.



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 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.
Made with floorplan 5.0.0.0



Property Information

01325 363858

45 Duke Street, Darlington, County Durham, DL3 7SD
sales@venturepropertiesuk.com