



Powlett Street

Darlington DL3 7TL

Offers Over £95,000





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Powlett Street

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- Two Bedroom Terraced Property
- Short Walk to Town Centre
- Ideal First Time Buy

- West End / Town Centre Location
- Outdoor Space to The Rear
- Council Tax Band A

- Refurbished Throughout
- Close to Shops, Parks and Restaurants
- EPC Rating C

Welcome to this well-presented mid-terraced house located on Powlett Street in the heart of Darlington. This charming property boasts a prime town centre location, providing easy access to a variety of local amenities, making it an ideal choice for those who appreciate convenience and vibrant community living.

Upon entering, you will find a reception room that offers a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The property has been recently decorated throughout, ensuring a fresh and modern feel. The open-plan kitchen and dining area is a standout feature, providing a wonderful space for family meals and social gatherings. Additionally, a separate utility room adds practicality to the home, making daily chores more manageable.

The first floor comprises two generously sized double bedrooms, each offering ample space and natural light, creating a comfortable retreat for rest and relaxation. The well-appointed bathroom is conveniently located on this level, catering to the needs of the household.

This terraced house is not only aesthetically pleasing but also functional, making it a perfect home for first-time buyers, investors or those looking to downsize. With its excellent location and thoughtful layout, this property is sure to attract interest. Do not miss the opportunity to make this delightful house your new home in Darlington.

Entrance Hall

Upvc door to front, staircase to first floor and radiator.

Lounge

11'8 x 10'9 (3.56m x 3.28m)

Upvc double glazed window to front and radiator.

Kitchen

15'1 x 10'10 (4.60m x 3.30m)

Upvc double glazed window to rear, cream wall, base and drawer units with contrasting splashbacks. Stainless steel sink with mixer tap, four ring hob with extractor over and oven. Under stairs storage cupboard, radiator and open access to utility room.

Utility Room

9'6 x 5'9 (2.90m x 1.75m)

Upvc double glazed window and door to side, fitted base units, stainless steel sink with mixer tap and space for a washing machine, tumble dryer and fridge freezer. Baxi boiler and radiator.

First Floor Landing

Bedroom One

15'3 x 10'11 (4.65m x 3.33m)

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

Bedroom Two

11'0 x 8'8 (3.35m x 2.64m)

Upvc double glazed window to rear and radiator.

Bathroom

Upvc double glazed obscure window to rear, panelled bath with shower over and screen, low level w.c, wash hand basin and radiator.

Externally

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

Tenure

Freehold

Property Details

Local Authority: Darlington

Council Tax Band: A

Annual Price: £1,663

Conservation Area No

Flood Risk Very low

Floor Area 850 ft² / 79 m²

Plot size 0.02 acres

Mobile coverage

EE

Vodafone

Three

C2

Broadband

Basic

19 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

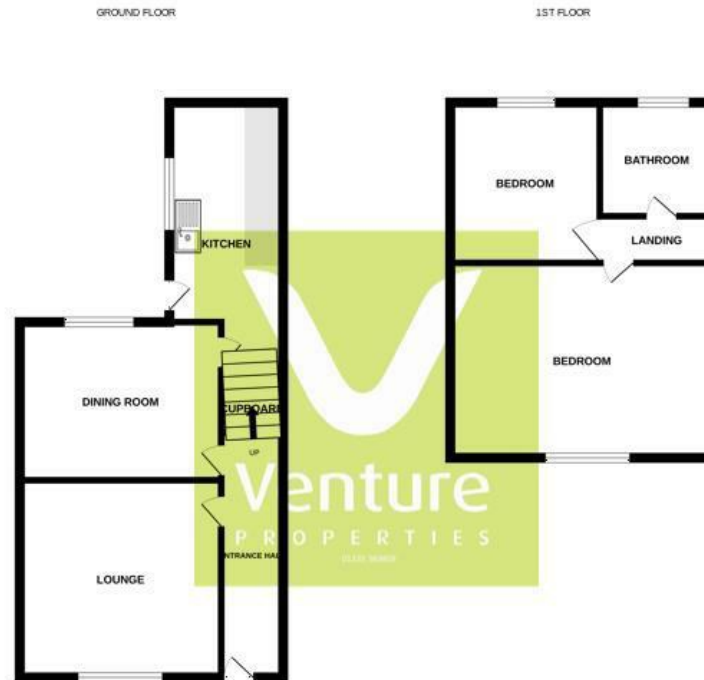
BT

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.



While every attempt has been made to ensure the accuracy of the description contained here, measurements of details, materials, fixtures 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 for 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. Plans and drawings 12/2024



Property Information

01325 363858

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