



Charles Street

Darlington DL1 2HU

Offers Over £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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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Charles Street

Darlington DL1 2HU



- Two Bedroom Mid Terrace
- Refitted Boiler
- Council Tax Band A

Located on Charles Street in Darlington, this mid terraced house presents an excellent opportunity for first-time buyers or savvy investors. With no onward chain, you can move in with ease and start enjoying your new home right away.

The property boasts a welcoming reception room, perfect for relaxing or entertaining guests. There are two well-proportioned bedrooms, providing ample space for rest and relaxation. The bathroom is conveniently located, ensuring comfort and practicality for everyday living.

One of the standout features of this home is the recently refitted gas central heating boiler, which promises warmth and efficiency throughout the colder months. While the property is in good condition, it offers the potential for some redecoration and new carpeting, allowing you to personalise the space to your taste.

Situated close to local amenities, including convenient bus routes, this home is ideally located for those who appreciate easy access to shops, services, and transport links. Whether you are looking to settle down or seeking a promising investment opportunity, this property on Charles Street is not to be missed. Embrace the chance to make this house your home.

Entrance Porch
Wooden door to front and laminate flooring.

Lounge
11'10 x 13'05 (3.61m x 4.09m)
Window to front and laminate flooring.

Kitchen/Diner
13'04 x 11'05 (4.06m x 3.48m)
Upvc double glazed window to rear, fitted with wall, base and drawer units including breakfast bar. Stainless steel sink with mixer tap, four ring hob with integrated oven, space for washing machine and fridge freezer. Tiled floor.

Staircase/Landing

- North Road/Harrowgate Hill area
- Ideal Investment or First Time Home
- Courtyard to Rear

Bedroom One
13'06 x 12'01 (4.11m x 3.68m)
Upvc double glazed window to front and radiator.

Bedroom Two
11'04 x 6'02 (3.45m x 1.88m)
Upvc double glazed window to rear and radiator.

Family Bathroom
Upvc double glazed obscure window, fitted panelled bath, wash hand basin and low level w.c. Glo warm wall mounted boiler, radiator and vinyl flooring.

Externally
To the rear is an enclosed courtyard with gated access to 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 742 ft 2 / 69 m 2
Plot size 0.02 acres
Mobile coverage

EE
Vodafone
Three
O2
Broadband

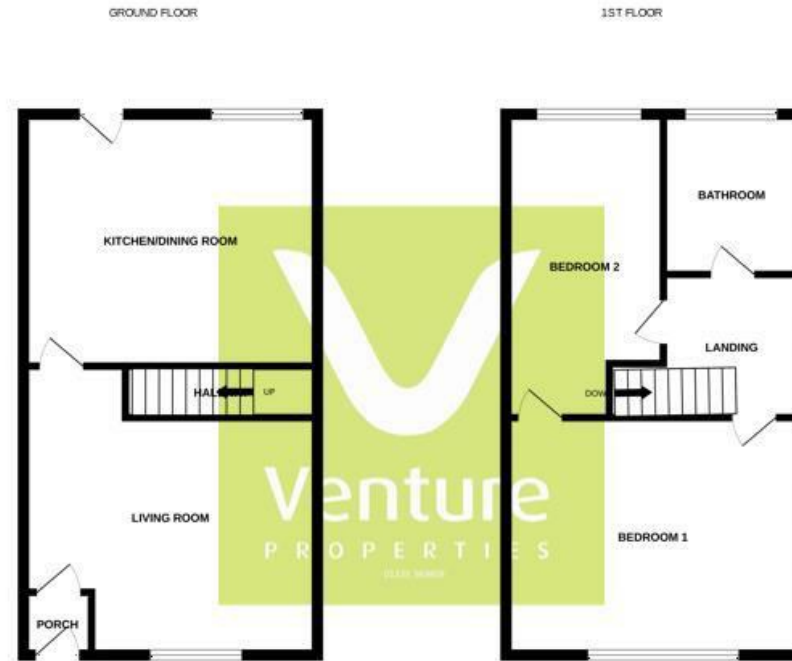
Basic
14 Mbps
Superfast

- Spacious Kitchen/Diner
- EPC Rating
- No Onward Chain

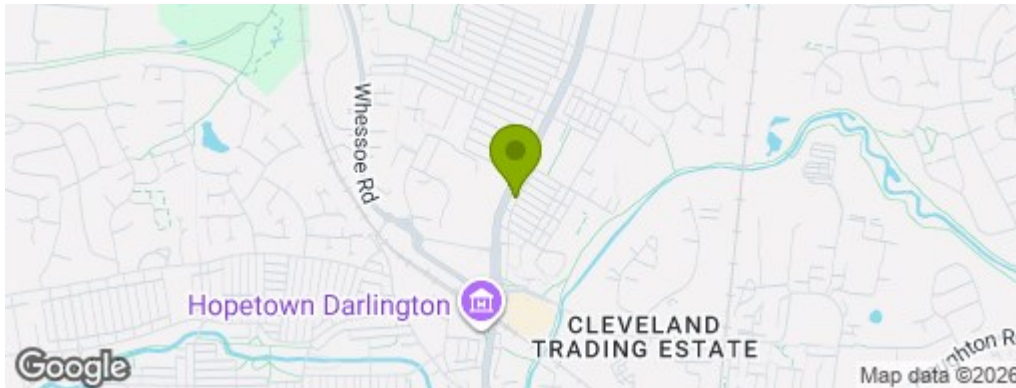
80 Mbps
Ultrafast
10000 Mbps
Satellite / Fibre TV Availability

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 floorplan contained here, 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.
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Property Information

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