



**Grey Street**

Darlington DL1 2LY

**Chain Free £70,000**





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.



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# Grey Street

Darlington DL1 2LY



- Two Bedroom Terrace
- Gardens to Front and Rear
- EPC Rating D

- Haughton Area of Darlington
- Close to Travel and Transport Links
- Ideal Investment Or First Home

- No Onward Chain
- Council Tax Band A

Mortgagees in possession are now in receipt of an offer for the sum of £72,500 for 32 Grey street Darlington DL1 2LY

Anyone wishing to place an offer on the property should contact Venture Properties 45 Duke Street Darlington DL3 7SD 01325 363858 before exchange of contracts or within the next 7 days whichever is sooner.

Situated on Grey Street in Darlington, this two-bedroom terraced property presents an excellent opportunity for those seeking a home with potential. With no onward chain, you can move in without delay and start making it your own. The property would also be a perfect investment.

The property features a welcoming reception room, perfect for relaxing or entertaining guests. The two spacious bedrooms offer ample room for rest and personalisation, while the bathroom provides essential facilities. Although some updating is required, this allows you to tailor the space to your taste and preferences, creating a home that truly reflects your style.

One of the standout features of this property is the rear garden, providing a private outdoor space for gardening, relaxation, or enjoying sunny days. Additionally, the location is highly convenient, with a variety of amenities just a stone's throw away, ensuring that daily necessities are easily accessible.

This terraced house is ideal for first-time buyers, families, or investors looking to add to their portfolio. With its potential and prime location, this property is a fantastic opportunity not to be missed. Embrace the chance to transform this house into your dream home in the heart of Darlington.

## Entrance Hall

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

## Kitchen/Diner

16'06 x 9'05 (5.03m x 2.87m)

Upvc double glazed window to front, fitted with wall, base and drawer units, stainless steel sink with mixer tap, space for a cooker, fridge freezer and washing machine.

## Lounge

9'09 x 15'09 (2.97m x 4.80m)

Upvc double glazed window to rear, radiator and door to rear.

## First Floor Landing

Two storage cupboards.

## Bedroom One

13'07 x 8'09 (4.14m x 2.67m)

Upvc double glazed window to front and radiator.

## Bedroom Two

12'10 x 6'09 (3.91m x 2.06m)

Upvc double glazed window to front and radiator.

## Bedroom Three

9'10 x 6'10 (3.00m x 2.08m)

Upvc double glazed window to rear and radiator.

## Bathroom

Two Upvc double glazed windows to rear, fitted bath, w.c and wash hand basin.

## Externally

To the rear is mainly laid to patio, there is a brick built shed and gated access to rear parking.

## Tenure

Freehold

## Property Details

Local Authority: Darlington

Council Tax: A

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

4 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

BT

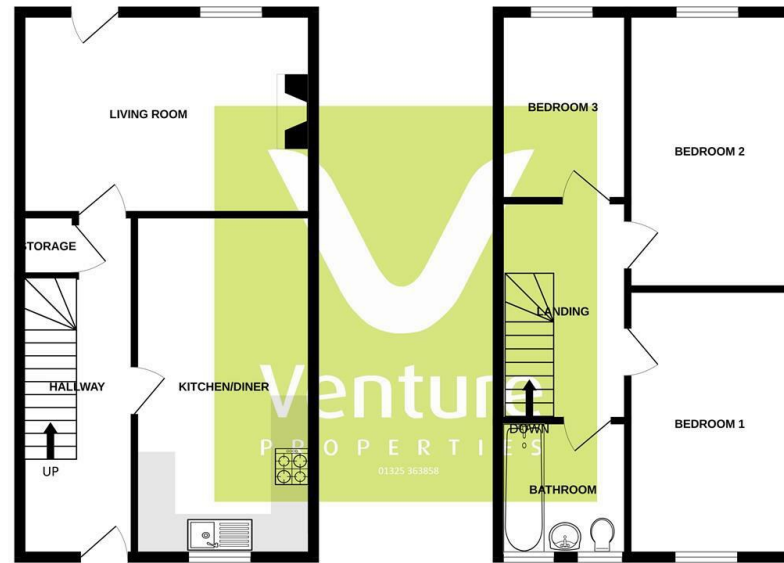
Sky

## Note

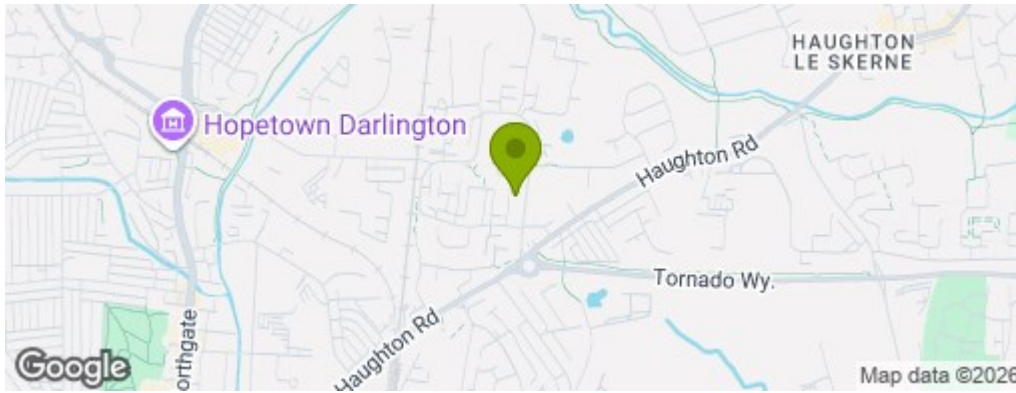
[www.venturepropertiesuk.com](http://www.venturepropertiesuk.com)

GROUND FLOOR

1ST FLOOR



Whilst 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 mis-statement. 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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