



Acacia Street
Darlington DL3 6QD
£99,950





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.



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.



Acacia Street

Darlington DL3 6QD



- Three Bedroom Property
- Excellent Transport Links
- Yard to Rear

- Cockerton Location
- Council Tax Band A
- Ideal Investment Opportunity

- Close to All Amenities
- Epc Rating F

In the desirable Cockerton area of Darlington, this charming terraced house on Acacia Street presents an excellent opportunity for both first-time buyers and seasoned investors alike. With generously sized rooms, this property offers ample space for comfortable living and entertaining.

The layout of the home is designed to maximise the use of space, providing a welcoming atmosphere throughout. The reception rooms are particularly spacious, allowing for a variety of configurations to suit your lifestyle. The property also features a well-appointed bathroom, ensuring convenience for all residents.

One of the standout features of this home is its potential. With a little imagination and some modernisation, this property could be transformed into a stunning family home or a lucrative rental investment. The location is ideal, being close to a range of local amenities, including shops, schools, and parks, making it perfect for families and professionals alike. Darlington Memorial Hospital is not too far away.

In summary, this terraced house on Acacia Street is not just a property; it is a canvas waiting for your personal touch. With its spacious rooms, prime location, and heaps of potential, it is an opportunity not to be missed. Whether you are looking to invest or find your next home, this property is sure to impress.

Entrance Vestibule

Door to front.

Lounge

13'11 x 12'4 (4.24m x 3.76m)

Upvc double glazed window to front, coving to ceiling, wall mounted electric heater and storage heater.

Dining Room

13'11 x (4.24m x)

Upvc double glazed window to rear and under stairs storage cupboard. Door to Kitchen.

Kitchen

10'7 x 8'9 (3.23m x 2.67m)

Upvc double glazed window and door to rear, wall, base and drawer units, stainless steel sink with mixer tap. Space for a cooker with tiled splashback and fixed extractor, space for washing machine and fridge freezer. Door to rear.

First Floor Landing

With Storage heater.

Bedroom One

12'4 x 7'11 x 6' (3.76m x 2.41m x 1.83m)

Upvc double glazed window to front and storage heater.

Bedroom Two

11'7 x 10'1 (3.53m x 3.07m)

Upvc double glazed window to front.

Bedroom Three

9'4 x 7'6 (2.84m x 2.29m)

Upvc double glazed window to front.

Bathroom

Upvc double glazed obscure window to rear, coving to ceiling, spacious room with panelled bath, w.c, wash hand basin and fixed towel rail. Part tiled walls.

Externally

To the front is a forecourt.

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

Tenure

Freehold

Property Details

Local Authority: Darlington

Council Tax Band: A

Annual Price: £1,581

Conservation Area No

Flood Risk Very low
Floor Area 0 ft 2 / 0 m²
Plot size 0.02 acres
Mobile coverage

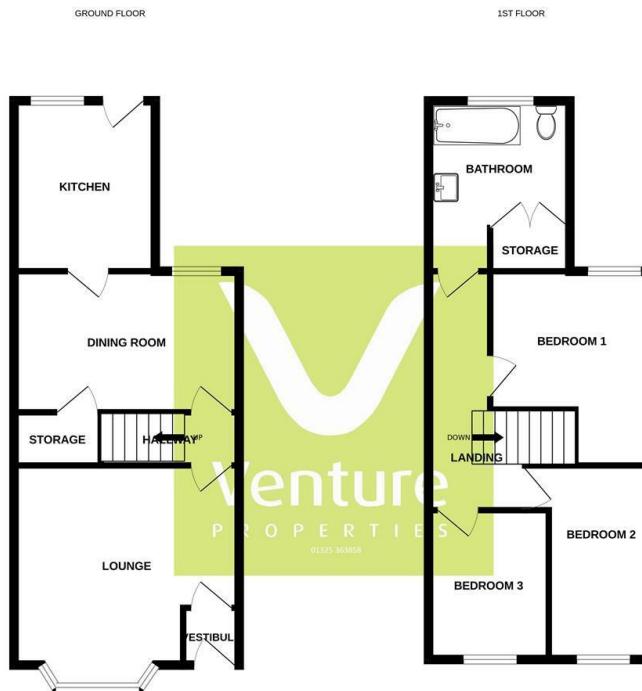
EE
Vodafone
Three
O2
Broadband

Basic
6 Mbps
Superfast
71 Mbps
Ultrafast
10000 Mbps
Satellite / Fibre TV Availability

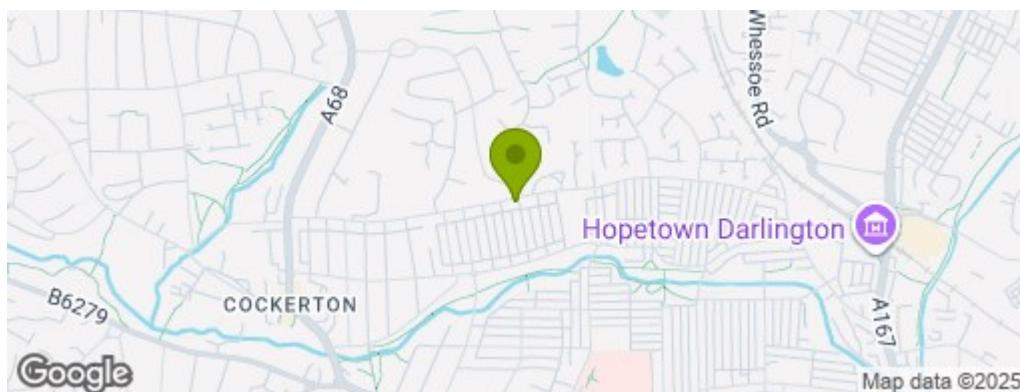
BT
Sky
Virgin

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 here, measurements are taken from the original drawing and are not to scale. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services and/or facilities shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
Made with ArchiCAD 22



Property Information

01325 363858

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