



Acacia Street

Darlington DL3 6QD

£99,950





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- 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 m 2

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

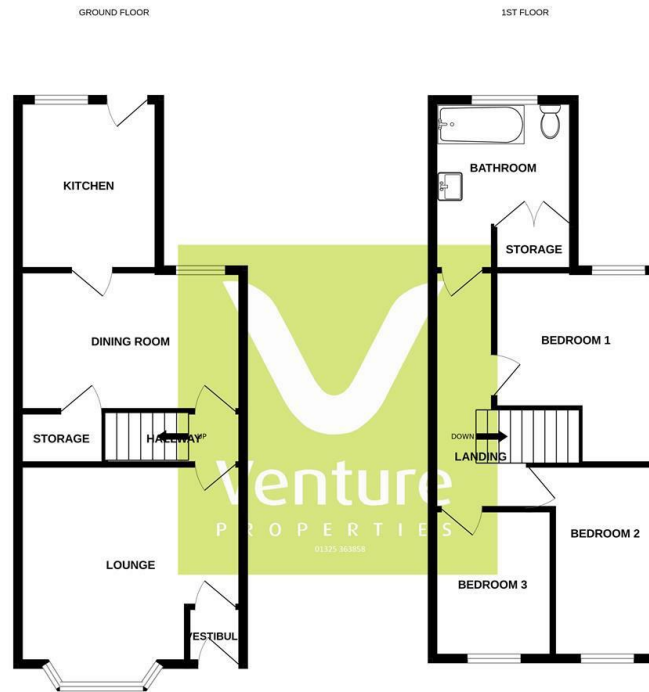
BT

Sky

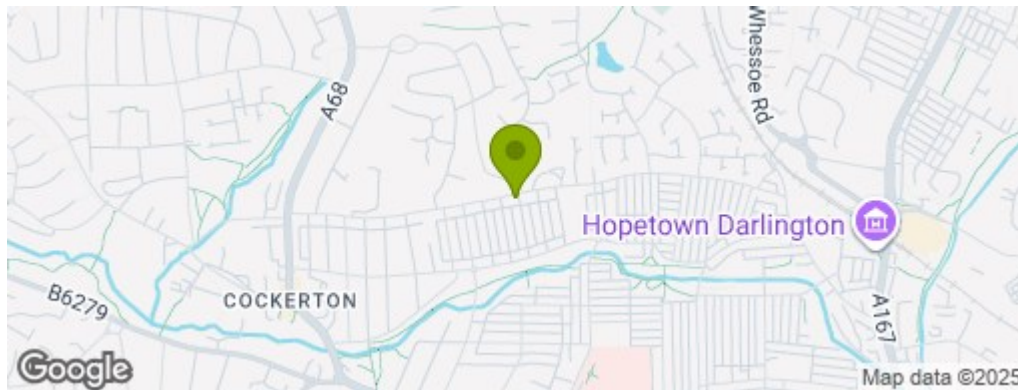
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Note

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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 here have not been tested and no guarantee as to their operability or efficiency can be given.
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