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ESTATE AGENTS

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36 ACACIA STREET, DARLINGTON, DL3 6QD

Offers In The Region Of £127,500

A well-maintained two-bedroom terraced property situated in the popular Denes area of Darlington. Offered to the market with no onward chain, this property would make an ideal purchase for first-time buyers or investors alike.

TENURE: FREEHOLD
COUNCIL TAX BAND: A





The accommodation briefly comprises an entrance hall, lounge and a kitchen/diner to the rear, which benefits from a lean-to extension providing useful additional space, ideal for use as a utility area. A door from the rear leads out to the enclosed yard.

To the first floor, there are two bedrooms and a bathroom/WC.

Externally, the property benefits from a front forecourt and a rear yard.

The Denes is a popular residential area of Darlington, offering convenient access to the town centre and its range of shops, supermarkets, cafés and everyday amenities. Darlington railway station provides mainline rail connections for commuters and those travelling further afield, while local road links offer access to surrounding areas. The location is well placed for access to local schools, leisure facilities and green spaces, making it a practical choice for a range of buyers.

With its well-maintained accommodation, convenient location and no onward chain, early viewing is highly recommended to avoid disappointment.

LOUNGE
14'05 x 14'00 (4.39m x 4.27m)

KITCHEN
14'00 x 9'06 (4.27m x 2.90m)

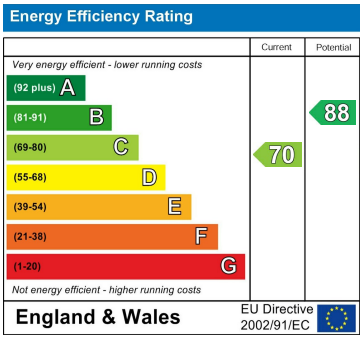
BEDROOM ONE
12'4 x 13'11 (3.76m x 4.24m)

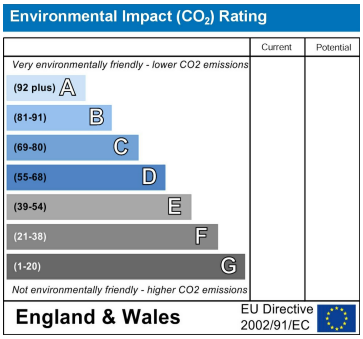
BEDROOM TWO
10'04 x 8'07 (3.15m x 2.62m)

SHOWER ROOM
6'8 x 5'01 (2.03m x 1.55m)

UTILITY LEAN TO
6'10 x 6'05 (2.08m x 1.96m)







YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.





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The Property Ombudsman