



Bright Street

Darlington DL1 4EY

£110,000





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- Two Bedroom Semi Detached House
- Large Rear Garden
- Ideal Investment Or First Home

- Two Reception Rooms
- Offered With No Chain
- EPC Grade D

- Close To Local Amenities
- Gas Central Heated And Double Glazed
- Council Tax Band B

Welcome to this charming semi-detached house located on Bright Street in the heart of Darlington. This spacious two-bedroom property offers a delightful living experience, perfect for families or professionals seeking a comfortable home.

Upon entering, you will find a welcoming reception room that leads to a second reception area, providing ample space for relaxation and entertaining guests. The layout is both practical and inviting, ensuring that every corner of the home is utilised effectively. The two well-proportioned bedrooms offer a peaceful retreat, while the bathroom is conveniently situated to serve both rooms. A new boiler was fitted in May 2021 and comes with the reassurance of a 10-year warranty, ensuring energy efficiency and peace of mind for years to come.

One of the standout features of this property is the lovely gardens at both the front and rear, providing a perfect outdoor space for gardening, play, or simply enjoying the fresh air. The absence of a chain means that you can move in without delay, making this an ideal choice for those looking to settle in quickly.

Situated close to local amenities, this home is also conveniently located near the train station, making commuting a breeze. Whether you are looking to explore the vibrant town centre or enjoy the surrounding countryside, this property offers the perfect balance of convenience and comfort.

In summary, this semi-detached house on Bright Street is a wonderful opportunity for anyone seeking a spacious and well-located home in Darlington. With its attractive features and prime location, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this delightful property your own.

Entrance Hallway

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

Lounge

121' x 111' (3.7 x 3.4)

Upvc double glazed bay window to front and radiator.

Dining Room

10'9" x 12'1" (3.3 x 3.7)

Upvc double glazed window to rear and radiator.

Kitchen

13'5" x 6'10" (4.1 x 2.1)

Upvc double glazed windows to rear and side, fitted with wall, base and drawer units, stainless steel sink with mixer tap, space for cooker, fridge freezer, washing machine and tumble dryer. Under stairs storage and Upvc door to side.

First Floor Landing

Upvc double glazed window to side, access to loft and radiator.

Bedroom One

14'9" x 10'2" (4.5 x 3.1)

Two Upvc double glazed windows to front and radiator.

Bedroom Two

12'1" x 8'6" (3.7 x 2.6)

Upvc double glazed window to rear and radiator.

Bathroom/W.C

6'6" x 5'6" (2.0 x 1.7)

Upvc double glazed obscure window to rear, bath with shower over and screen, w.c, wash hand basin and heated towel rail.

Externally

The property stands in a prime location with gardens to the front and rear the rear garden being deceptively spacious and mainly laid to lawn with patio area.

Tenure

Freehold

Property Details

Local Authority: Darlington

Council Tax Band: B

Annual Price: £1,845

Conservation Area No

Flood Risk Very low

Floor Area 914 ft² / 85 m²

Plot size 0.04 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

5 Mbps

Superfast

77 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

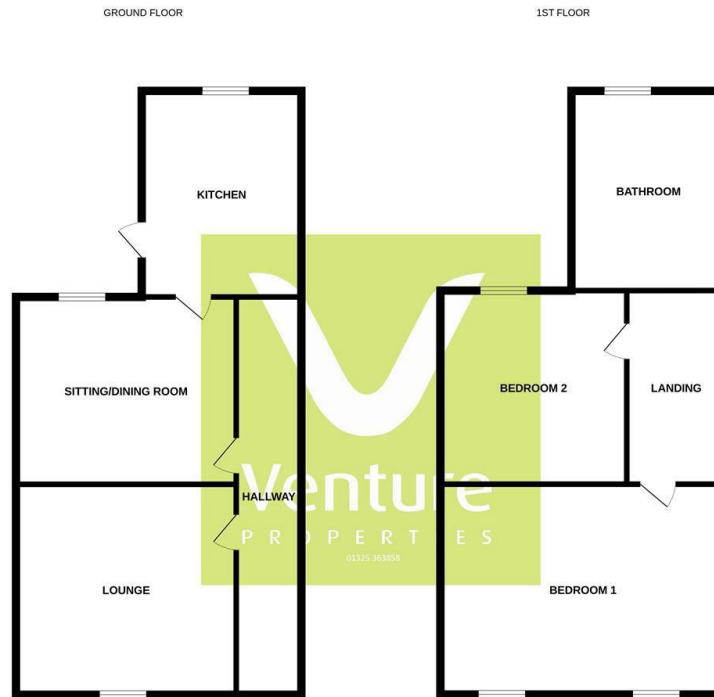
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Sky

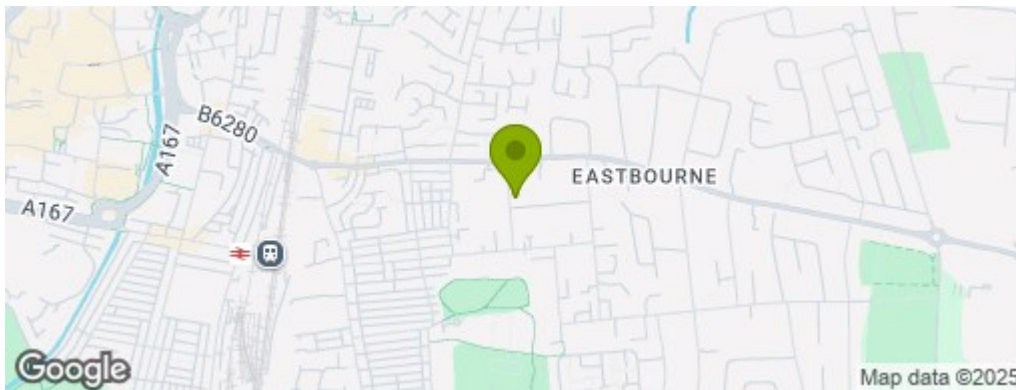
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Note

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 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.
Made with floorplan 02025



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