Cumberland Street

Darlington DL3 0LX

Offers Over £79,995

Venture
PROPERTIES

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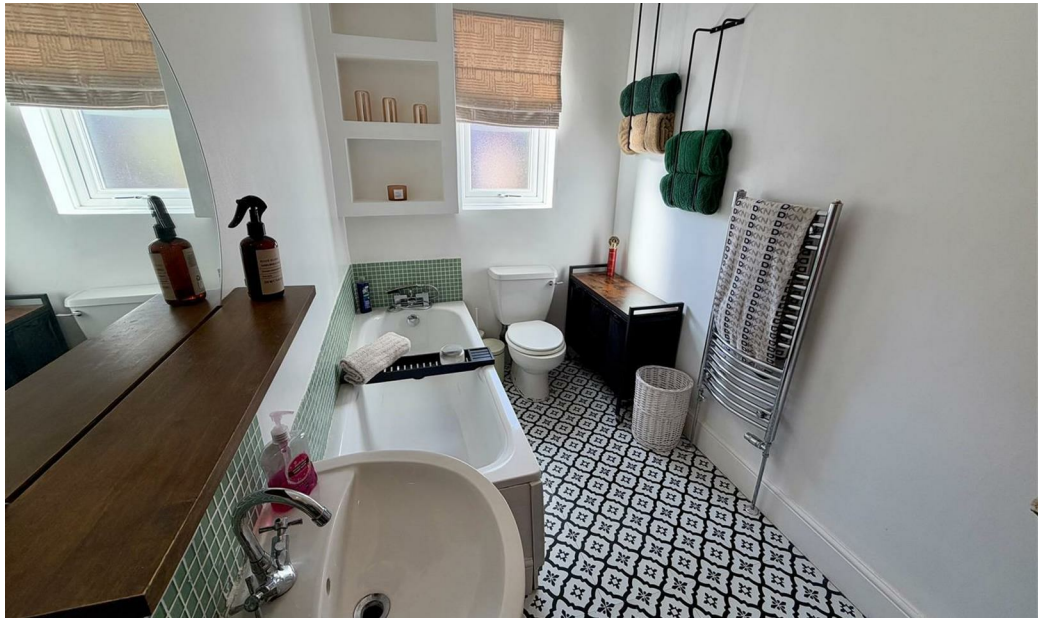

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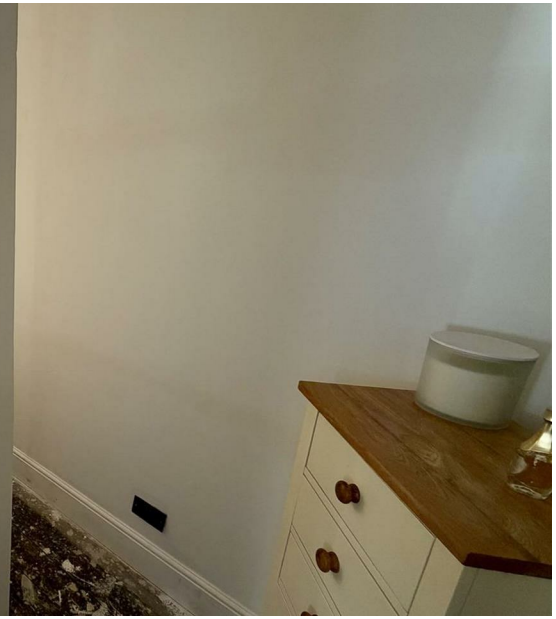

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Cumberland Street

Darlington DL3 0LX

x 2 x 1 x 2

- Two Bedroom Mid Terrace
- Ideal Investment Opportunity
- Travel & Transport Links Close at Hand
- Popular Harrowgate Hill Area of Darlington
- Well Suited to First Time Buyers
- Council Tax Bad A
- Well Presented Throughout
- Close to All Amenities
- EPC Rating D

Situated in the North Road/Harrowgate Hill area of Darlington this house presents an excellent opportunity for first-time buyers or savvy investors. The property boasts a welcoming reception room that flows seamlessly into an open-plan kitchen and dining area, perfect for entertaining or enjoying family meals. The modern kitchen is well-equipped and features convenient access through doors that lead to a well planned rear south facing courtyard, ideal for outdoor relaxation or al fresco dining. Not over looked.

The two bedrooms are generously sized, providing ample space for comfortable living. The contemporary bathroom complements the home's modern aesthetic, ensuring that all essential amenities are met with style and functionality.

Situated close to local amenities and reputable schools, this property is perfectly positioned for both convenience and community living. With its appealing features and prime location, this mid-terraced house is not just a home; it is a wonderful opportunity to invest in a vibrant area of Darlington. Whether you are looking to settle down or expand your property portfolio, this residence is sure to meet your needs.

Entrance Vestibule
Composite door to front.

Lounge
13'01 x 9'11 (3.99m x 3.02m)
Upvc double glazed window to front, coving to ceiling, recess into chimney breast and storage to alcove. Radiator.

Dining Room
13'01 x 10'11 (3.99m x 3.33m)
Upvc double doors to rear, coving to ceiling and part panelled feature wall with radiator.

Kitchen
9'02 x 5'06 (2.79m x 1.68m)
Upvc double glazed window to side, fitted with wall, base and drawer units along with contrasting worktops. Four ring gas hob and oven with fixed extractor over. Stainless steel sink with mixer tap and space for a fridge freezer. Part tiled walls.

First Floor
Landing area.

Bedroom One
13'03 x 9'11 (4.04m x 3.02m)
Upvc double glazed window to front and radiator.

Bedroom Two
10'00 x 6'10 (3.05m x 2.08m)
Upvc double glazed window to rear and radiator.

Bathroom
Upvc double glazed obscure window to rear, panelled bath and walk in shower cubicle, wash hand basin and low level w.c. Mosaic style tiled splashbacks and heated towel rail.

Externally
To the rear of the property is an enclosed split level garden with decking and paved areas along with gated access to the rear lane. There is space for a hot tub.

Tenure
Freehold

Property Details
Local Authority: Darlington
Council Tax Band: A
Annual Price: £1,663
Conservation Area No
Flood Risk Very low
Floor Area 0 ft 2 / 0 m 2
Plot size 0.02 acres
Mobile coverage

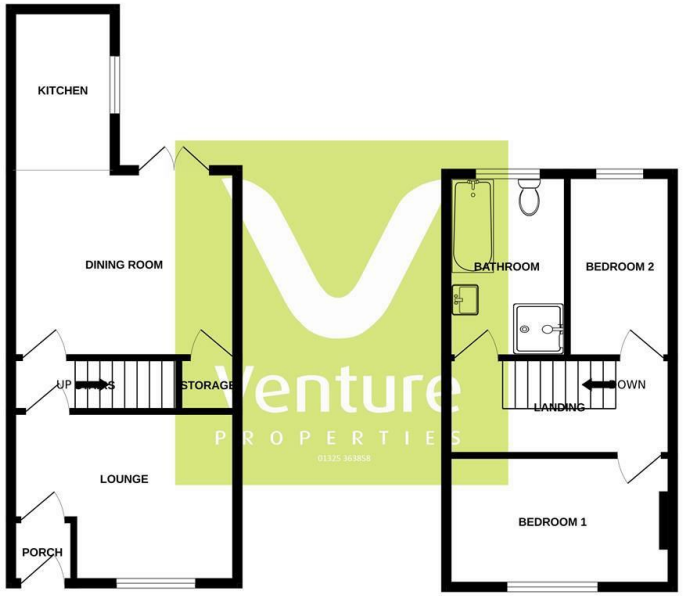
EE
Vodafone
Three
O2

Broadband

Basic
7 Mbps
Superfast
49 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 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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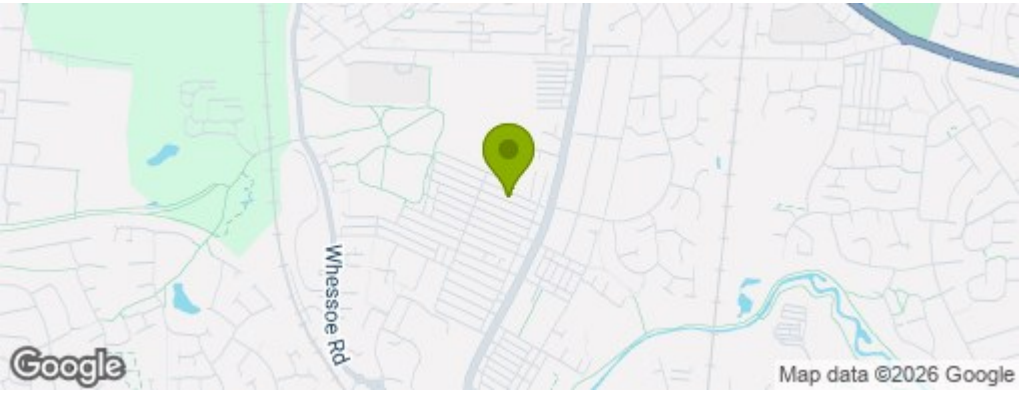

Property Information

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