



**Brunton Street, DL1 4EN**  
**2 Bed - House - Mid Terrace**  
**£54,950**

**Council Tax Band: A**  
**EPC Rating: F**  
**Tenure: Freehold**



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## Brunton Street, DL1 4EN

**\*\* MID TERRACE HOUSE \*\*** **\*\* TWO BEDROOMS\*\*** **\*\* IN NEED OF IMPROVEMENT \*\***  
**\*\* EXCELLENT POTENTIAL \*\*** **\*\* CLOSE TO LOCAL AMENITIES AND RAILWAY STATION \*\***

Deceptively spacious two bedroom mid terrace house located in a popular residential area off Neasham Road close to local amenities including Darlington railway station and within walking distance or a short drive of the town centre.

The property offers spacious accommodation with the benefit of electric heating and upvc double glazing. In need of modernisation and improvement which has been reflected in the competitive asking price.

The accommodation briefly comprises: Entrance Vestibule, Entrance Hall, 27' open plan Lounge/ Dining Room, Kitchen with fitted floor and wall units, Rear Lobby with staircase to the first floor, ground floor Bathroom/ wc and two good sized Bedrooms on the first floor.

Externally there is an enclosed yard to the rear and the property is offered for sale with no onward chain.

### GROUND FLOOR

#### Entrance Vestibule

#### Entrance Hall

#### Lounge

12'10 x 12'6 into alcoves (3.66m'3.05m x 3.66m'1.83m into alcoves)

#### Dining Room

13'10 x 12'6 into alcoves (3.96m'3.05m x 3.66m'1.83m into alcoves)

#### Kitchen

9'2 x 9'2 (2.74m'0.61m x 2.74m'0.61m)

#### Rear Lobby

#### Bathroom/ wc

8'10 x 5'6 (2.44m'3.05m x 1.52m'1.83m)

### FIRST FLOOR

#### Bedroom 1

16'2 x 9'2 maximum (4.88m'0.61m x 2.74m'0.61m maximum)

#### Bedroom 2

12'8 x 11'2 maximum (3.66m'2.44m x 3.35m'0.61m maximum)

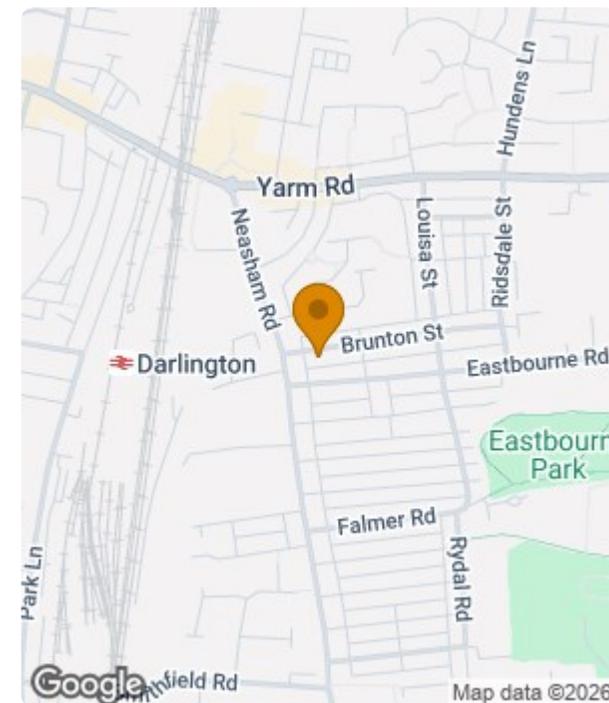


# Brunton Street

Approximate Gross Internal Area  
943 sq ft - 88 sq m



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	36	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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