



**Craig Street**  
Darlington DL3 6EZ  
**£61,950**







This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

# Craig Street

## Darlington DL3 6EZ



- NO ONWARD CHAIN
- Gas Central Heated
- Close To Amenities

- Two Bedroom Mid Terrace
- In Need Of Some TLC
- EPC Grade TBC

- Ideal Investment
- Two Reception Rooms
- Council Tax Band A

Nestled on Craig Street in the charming town of Darlington, this two-bedroom mid-terrace house presents an excellent opportunity for investors or those looking to create their dream home. The property is offered to the market with no onward chain, allowing for a smooth and efficient purchase process.

Upon entering, you will find spacious accommodation that includes a welcoming lounge and a separate dining room, providing ample space for relaxation and entertaining. The layout offers great potential for modernisation, allowing you to tailor the interiors to your personal taste and style.

Situated in the popular Denes location, this property benefits from being close to a variety of local amenities, making it convenient for everyday living. Whether you are looking to invest or seeking a project to make your own, this home is brimming with potential.

With two well-proportioned bedrooms and a bathroom, this terraced house is perfect for those looking to enter the property market or expand their portfolio. Do not miss the chance to view this property and explore the possibilities it has to offer.

### Entrance

With stairs to the first floor

### Lounge

9'6" x 14'5" (2.9 x 4.4)

Situated to the front with bay window.

### Dining Room

13'1" x 7'2" (4.0 x 2.2)

Situated to the rear with window to rear elevation.

### Kitchen

9'10" x 6'2" (3.0 x 1.9)

Situated to the rear with arrange of wall and floor units with contrasting worksurfaces, integrated oven and hob, window to side elevation.

### Rear Lobby

With rear back door.

### Bathroom

6'2" x 5'2" (1.9 x 1.6)

With a suite comprising panelled bath with overhead shower, pedestal wash hand basin and low level W.C.

### First Floor

Landing.

### Bedroom One

11'9" x 12'9" (3.6 x 3.9)

Situated to the front with double glazed window and gas central heating radiator.

### Bedroom Two

10'9" x 6'10" (3.3 x 2.1)

Situated to the rear with double glazed window and gas central heating radiator.

### Externally

The home has an enclosed yard to the rear.

### Tenure

Freehold

### Property Details

Local Authority: Darlington

Council Tax Band: A

Annual Price: £1,581

Conservation Area No

Flood Risk Very low

Floor Area 764 ft 2 / 71 m 2

Plot size 0.02 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

15 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

### Note

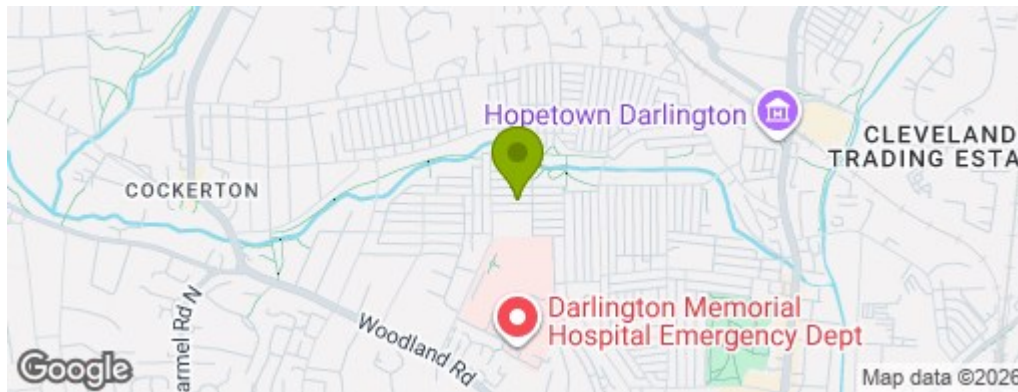
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification 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

### Disclaimer

All services/appliances have not and will not be tested.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance 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.  
Made with Metagor (2025)



## Property Information

**01325 363858**

45 Duke Street, Darlington, County Durham, DL3 7SD  
sales@venturepropertiesuk.com