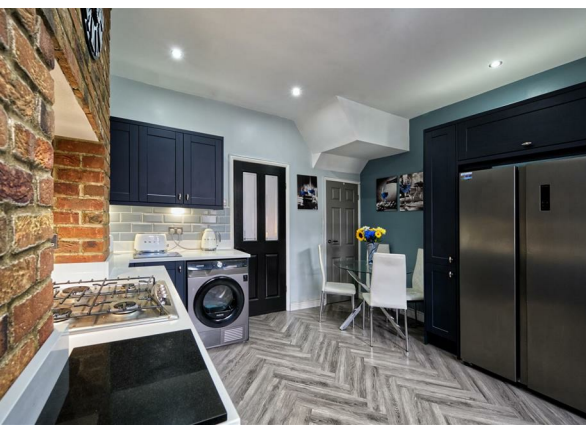


Eldon Street, Darlington, DL3 0NS
Offers in the region of £102,500

estates⁴
'The Art of Property'



Eldon Street, Darlington, DL3 0NS

Offers in the region of £102,500

Council Tax Band: A

A two-bedroom mid-terraced house which can only be described as a well-improved and exceptionally well-maintained property, offering stylish and comfortable accommodation that is ready to move into. The property benefits from gas central heating, grey double glazing and a range of pleasing features throughout

The property is approached via an attractive front forecourt with resin paving and walling, providing a smart and low-maintenance entrance. The entrance hall has a tiled floor and leads into the main living accommodation. The lounge is a particularly appealing room, featuring attractive wood panelling and a multi-fuel stove, creating a warm and welcoming focal point. The modern fitted Wren kitchen, installed approximately three years ago, provides a comprehensive range of wall and floor units, offering excellent storage and workspace. The kitchen diner is finished with a tiled splashback and quartz worktops and is equipped with a gas hob and electric oven. There is also plumbing and provision for both a washing machine and tumble dryer.

To the first floor landing there are two bedrooms and bathroom/w.c. The main bedroom benefits from fitted mirrored wardrobes, providing useful storage while adding to the sense of space. Bedroom two is situated to the rear of the property. A good-sized bathroom/W.C. is fitted with a modern white suite comprising a low-level W.C., pedestal wash hand basin set within a useful vanity unit, and bath. The room features white-clad walls and benefits from a useful storage cupboard, providing additional practicality.

To the rear, a sun trap with composite decking, Astro turf and electric garage door.

Please note:

Council tax Band: A

Tenure - Freehold

Total sq ft and room dimensions to be considered a guide only.

Following acceptance of an offer, the prospective buyer(s) will be required to pay £30 (inc. VAT) per client, to cover the cost of anti-money laundering checks conducted by Estates, in compliance with HMRC regulations.

Estates 'The Art of Property'

Professional Estate Agents, selling homes across Darlington, Newton Aycliffe, Teesside & North Yorkshire with creative & inviting marketing strategies! Property appraisals available 7 days a week!

Disclaimer:

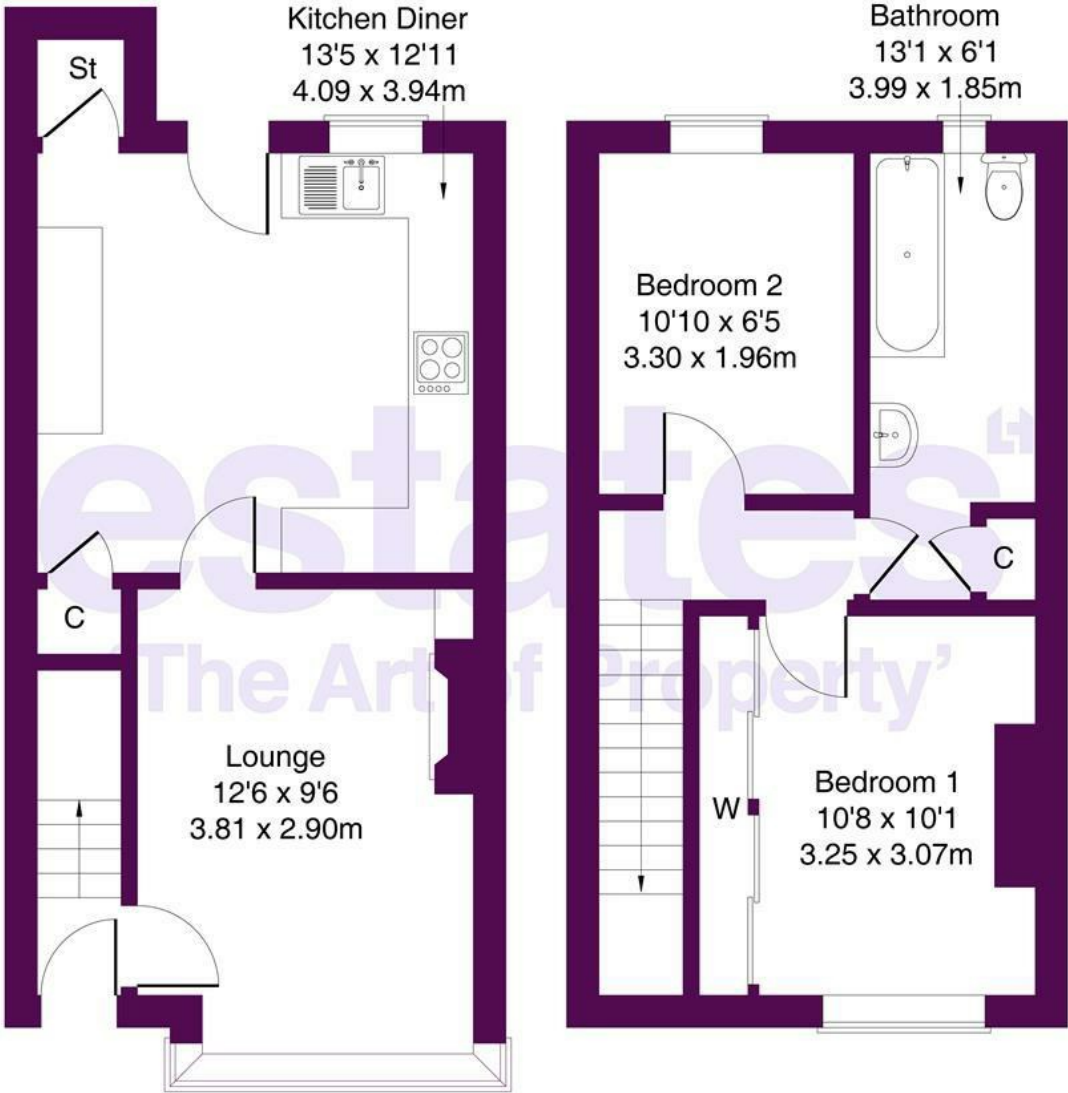
These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. They do not constitute or form part of an offer or contract nor may they be regarded

as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations, or any type of appliances which may be included. All photos, videos, and marketing material created by Estates 'The Art of Property', are the property of our agency and are protected by copyright law. Our marketing material must not be copied, reproduced, shared, or used in any way without our prior written permission.



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Approximate Gross Internal Area: (720 sq ft - 67 sq m.)



Ground Floor

First Floor

Not to Scale. Produced by The Plan Portal 2026
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		81
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC