



12 ROCKINGHAM STREET, DARLINGTON, DL1 5DN

Offers In The Region Of £64,950

An ideal opportunity to acquire this two bedroom mid-terraced property, offered to the market with vacant possession and no onward chain. Situated within the popular South Park area of Darlington, the property would benefit from a degree of refurbishment and offers an excellent opportunity for a purchaser to update and personalise the accommodation to their own requirements.

COUNCIL TAX BAND: A



The property is ideally positioned for access to South Park itself, Darlington's historic Grade II registered park and a much-loved local amenity. The park offers extensive green space together with children's play areas, a skate park, multi-use games area, bowling green, café, aviary and the attractive Victorian bandstand. South Park has also held Green Flag status since 2006.

Internally, the accommodation briefly comprises entrance hall, lounge and kitchen/diner to the rear. To the first floor there are two bedrooms and a bathroom/WC.

Externally, the property benefits from an enclosed rear yard.

This property is likely to appeal to first-time buyers, investors and those looking for a refurbishment project, with the accommodation offering scope for improvement and the opportunity to create a comfortable home in a well-established and popular area of Darlington.

A further notable benefit is the property's convenient proximity to Darlington Main Line Railway Station, which is within walking distance and provides excellent rail connections for commuters and those travelling further afield. Darlington is situated on the East Coast Main Line, offering regular services towards London, York, Newcastle and Edinburgh, together with connections to a number of other major UK cities. London King's Cross can be reached in under two and a half hours, making this an especially attractive location for those requiring convenient national transport links. The station has also recently benefited from a major multi-million-pound transformation, further enhancing its facilities and connectivity.

LOUNGE
10'06 x 11'01 (3.20m x 3.38m)

KITCHEN/DINER
14'06 x 11'01 (4.42m x 3.38m)

BEDROOM ONE
14'07 x 10'06 (4.45m x 3.20m)

BEDROOM TWO
11'01 x 9'9 (3.38m x 2.97m)

BATHROOM
8'1 x 4'8 (2.46m x 1.42m)

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.

