

Brougham Street

Darlington DL3 0NA

Offers In The Region Of £70,000

Venture PROPERTIES









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.









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Brougham Street

Darlington DL3 0NA



- Two Bedroom Terraced Property
- Easy Access To Travel & Transport Links
- EPC Rating F
- North Road Area of Darlington
- Rear Outdoor Space
- Within Close Proximity to Schools, shops and Parks
- Council Tax Band A

Located on Brougham Street this mature two-bedroom terraced house presents an excellent opportunity for both first-time buyers and investors alike. The property boasts a welcoming forecourt at the front, enhancing its curb appeal.

Inside, you will find two spacious reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. The layout is practical and functional, making the most of the available space. The first-floor shower room adds convenience, catering to the needs of modern living.

Situated in the Harrowgate Hill/North Road area, this home is ideally located near various retail parks, bus routes, schools, and recreational parks, ensuring that all essential amenities are within easy reach. The vibrant community and accessibility make this property particularly appealing.

While some modernisation is required, this presents a fantastic opportunity to personalise the home to your taste and style. With no onward chain, you can move in without delay, making it an attractive option for those looking to settle in quickly.

Overall, this terraced house on Brougham Street offers a blend of comfort, potential, and convenience, making it a wise investment for the future. Don't miss the chance to make this property your own.

Entrance Hall
Upvc door to front.

Lounge
14'04 x 12'04 (4.37m x 3.76m)
Upvc double glazed bow window to front and feature fireplace.

Dining Room
14'05 x 9'06 (4.39m x 2.90m)
Upvc double glazed window to rear, vintage style tiled feature fireplace and access to the kitchen.

Kitchen
Upvc double glazed window and door to side. Fitted wall, base and drawer units, stainless steel sink, space for a cooker, washing machine and fridge freezer.

First Floor Landing

Bedroom One
14'05 x 11'04 (4.39m x 3.45m)
Upvc double glazed window to front, original fireplace and fitted storage cupboards.

Bedroom Two
Upvc double glazed window to rear, double wardrobe.

Bathroom
Upvc double glazed obscure window to rear, shower cubicle, wash hand basin, low level w.c, part tiled walls and wall mounted boiler.

Externally
To the rear is an enclosed yard with gated access to the back lane and storage.

Tenure
Freehold

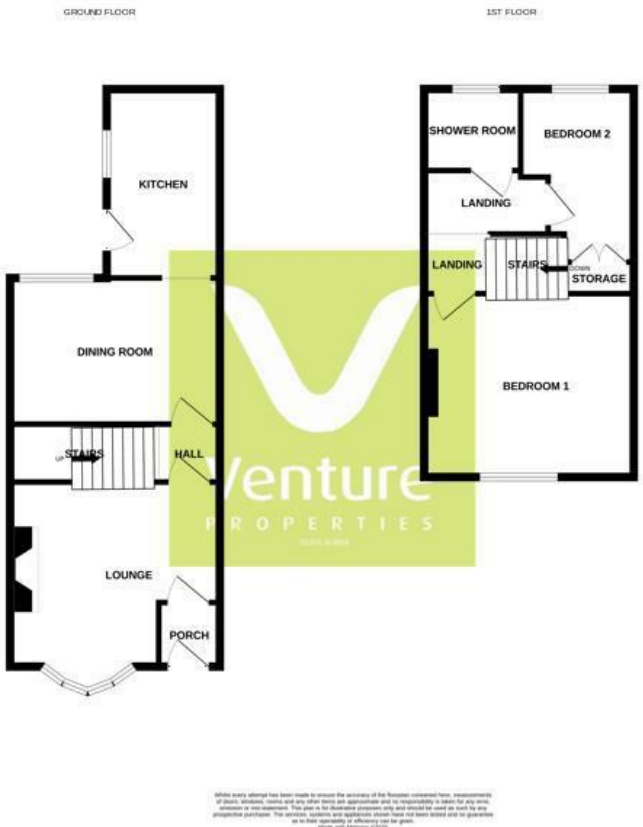
Property Details
Local Authority: Darlington
Council Tax Band: A
Annual Price: £1,663
Conservation Area No
Flood Risk Very low
Floor Area 0 ft 2 / 0 m 2
Plot size 0.02 acres
Mobile coverage

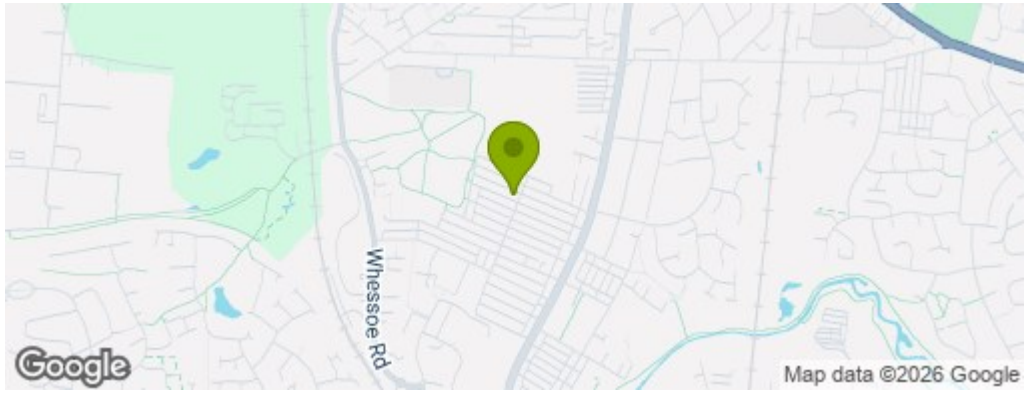
EE
Vodafone
Three
O2
Broadband

Basic
7 Mbps
Superfast
75 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.





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