



Brougham Street
Darlington DL3 0NA
Offers Over £70,000





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

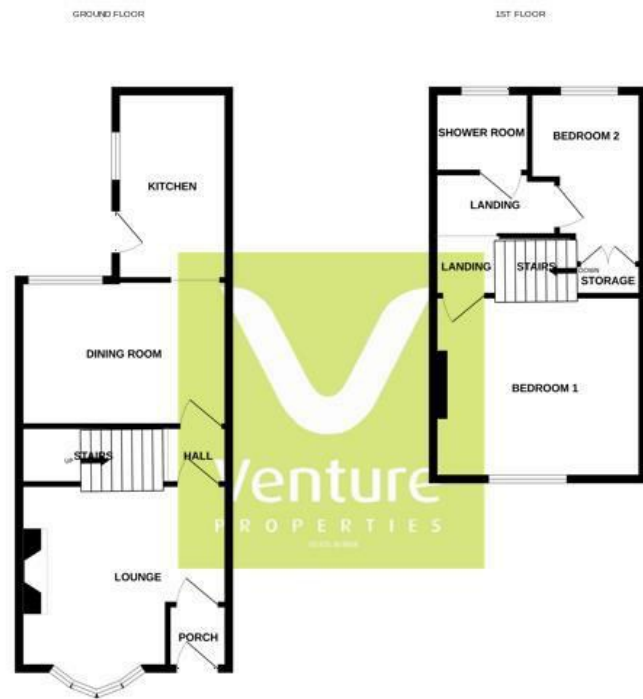
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Sky

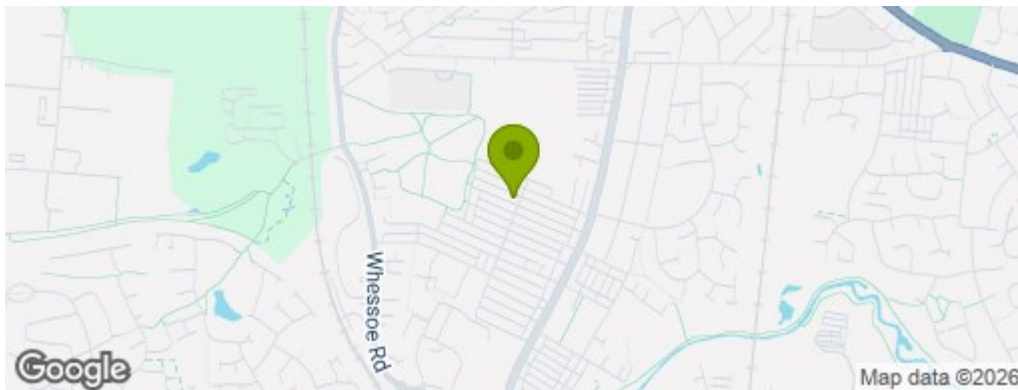
Virgin

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.



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by the prospective purchaser. The actual layout, fixtures and fittings shown here may not be exact and no guarantee as to their quantity or efficiency can be given. Plans not to scale 1/2000



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