



Marshall Street

Darlington DL3 6NW

£85,000



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 firm's 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.

Marshall Street

Darlington DL3 6NW



- Two Bedroom Mid Terrace
- En-Suite To Upper Floor
- EPC Rating D

- Popular Denes Location
- Enclosed Yard to Rear
- Ideal Investment Opportunity or First Time Buy

- Ground Floor Bathroom
- Council Tax Band A

In the heart of Darlington, this delightful terraced house presents an excellent opportunity for both first-time buyers and savvy investors alike. With two well-proportioned reception rooms, this property offers ample space for relaxation and entertaining. The two bedrooms provide comfortable living quarters, making it an ideal home for small families or those seeking a cosy retreat.

The house boasts two bathrooms, a rare feature that adds convenience and practicality to daily living. This thoughtful layout ensures that there is no need to queue during busy mornings, enhancing the overall living experience.

One of the standout features of this property is its potential as an investment opportunity. With no onward chain, the process of acquiring this home is straightforward and hassle-free, allowing for a swift transition into ownership. The surrounding area is known for its community spirit and accessibility to local amenities, making it a desirable location for tenants or future homeowners.

In summary, this two-bedroom terraced house on Marshall Street is a fantastic prospect for those looking to invest in the thriving Darlington property market. With its appealing features and prime location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this charming property your own.

Entrance Vestibule/Hall

Door to front, staircase to first floor landing.

Lounge

11'3" x 10'5" (3.43m x 3.18m)

Upvc double glazed bay window to front, deep coving to ceiling, and radiator.

Dining Room

14'1" x 11'0" (4.29m x 3.35m)

Double glazed window to rear, under stairs storage cupboard and radiator.

Kitchen

12'5" x 6'5" (3.78m x 1.96m)

Double glazed window to rear, fitted wall, base and drawer units with contrasting work surfaces, four ring gas hob with extractor over and oven, integrated fridge freezer and space for a washing machine. Part tiled walls and wall mounted boiler. Access to loft.

Rear Lobby

Door to rear outdoor space.

Ground Floor Bathroom

Upvc double glazed obscure window to rear. Panelled bath with shower over and screen, wash hand basin in vanity, low level wc and radiator.

First Floor Landing

Bedroom One

14'1" x 11'2" (4.29m x 3.40m)

Double glazed window too front and radiator.

En-Suite

Fitted with panelled bath, wash hand basin, low level wc and part tiled walls.

Bedroom Two

14'2" x 11'2" (4.32m x 3.40m)

Double glazed window to rear and radiator.

Externally

To the rear is an enclosed yard with gated access to rear lane.

Tenure

Freehold

Property Details

Local Authority: Darlington

Council Tax Band: A

Annual Price: £1,581

Conservation Area No

Flood Risk Very low

Floor Area 904 ft 2 / 84 m 2

Plot size 0.02 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

16 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

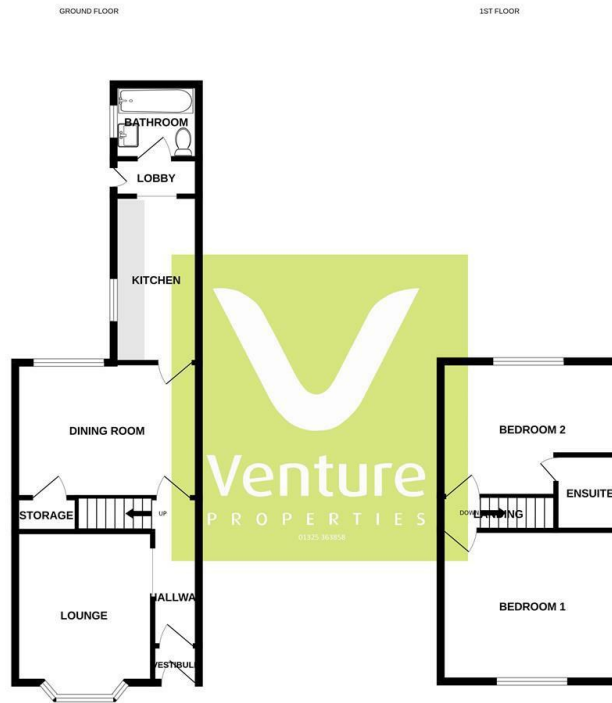
BT

Sky

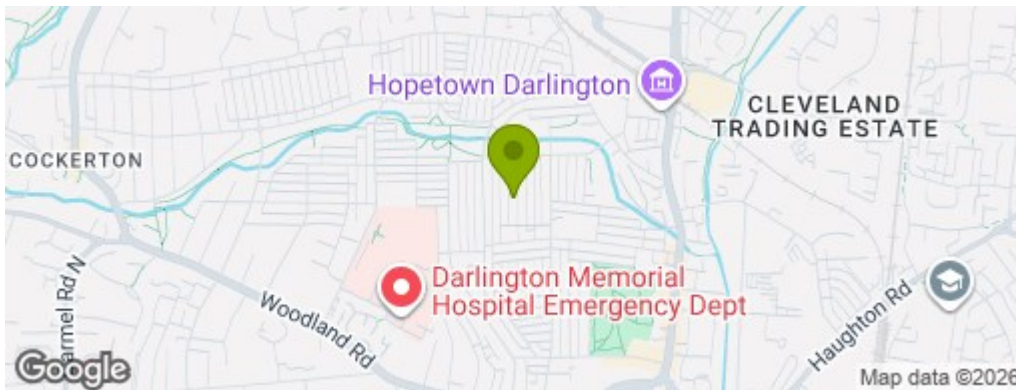
Virgin

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.



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 a guide for any prospective purchaser. The details, conditions and approach to the property are subject to change without notice and no guarantee as to their accuracy or efficiency can be given. Made with Mapbox ©2026



Property Information

01325 363858

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