



**Nestfield Street**

Darlington DL1 2LZ

**Offers Over £80,000**







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# Nestfield Street

## Darlington DL1 2LZ



- Three Bedroom Terraced Property
  - Rear Garden Space
  - Close to All Amenities
- Albert Hill Location
  - Council Tax Band A
- Ideal Investment Opportunity
  - Epc Rating E

This delightful terraced house presents an excellent opportunity for those seeking a property with potential. Boasting three well-proportioned bedrooms, this property is ideal for families or individuals looking for extra space. The two reception rooms offer versatile living areas, perfect for entertaining guests or enjoying quiet evenings at home.

While the house is in need of some updating, it provides a blank canvas for you to create your dream living space. The rear garden space is a wonderful addition, offering a private outdoor area for relaxation or family gatherings.

Conveniently located close to local amenities, you will find shops, schools, and parks within easy reach, making this property not only a comfortable home but also a practical choice for everyday living.

With a little imagination and effort, this house can be transformed into a lovely family home. Don't miss your chance to view this promising property.

### Entrance Porch

Upvc double glazed door to front, staircase to first floor and radiator.

### Lounge

12'10 x 10'04 (3.91m x 3.15m)

Upvc double glazed bay window to front, stone fireplace with inset fire, radiator and double doors to dining room.

### Dining Room

13'09 x 11'08 (4.19m x 3.56m)

Upvc double glazed window to rear, fireplace with gas fire (back boiler) and radiator.

### Kitchen

14'11 x 7'10 (4.55m x 2.39m)

Two Upvc double glazed windows to side and rear with door to side, wall, base and drawer units, space for cooker, fridge freezer and washing machine. Part tiled walls and tiled floor. Appliances are included in the sale.

### First Floor Landing

### Bedroom One

13'09 x 11'00 (4.19m x 3.35m)

Upvc double glazed window to front and radiator.

### Bedroom Two

11'08 x 8'03 (3.56m x 2.51m)

Upvc double glazed window to rear, fitted wardrobes and cupboard housing hot water tank.

### Bedroom Three

8'06 x 7'10 (2.59m x 2.39m)

Upvc double glazed window to rear and radiator.

### Bathroom

Upvc double glazed obscure window to side, shower with wet room floor, w.c, wash hand basin and fully tiled walls.

### Externally

To the rear is an enclosed garden space which is mainly laid to concrete, with outhouse and 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 0 ft 2 / 0 m 2

Plot size 0.02 acres

Mobile coverage

EE

Vodafone

Three

C2

Broadband

Basic

3 Mbps

Superfast

80 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability

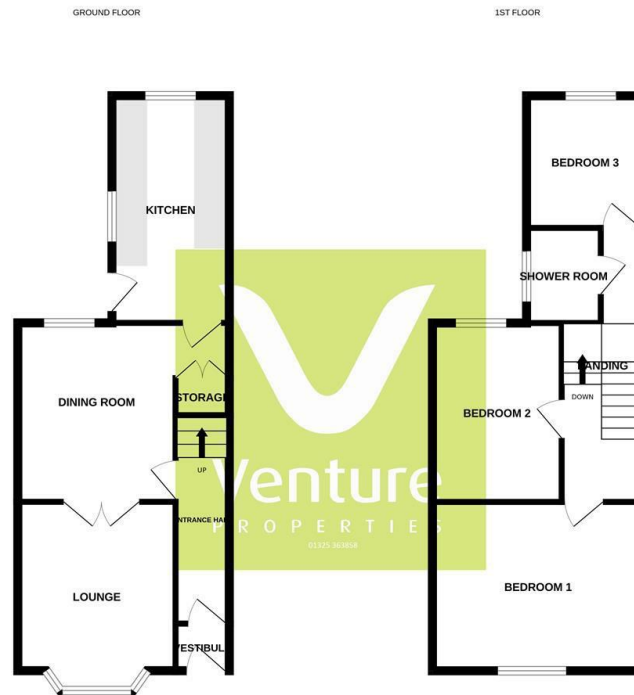
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Sky

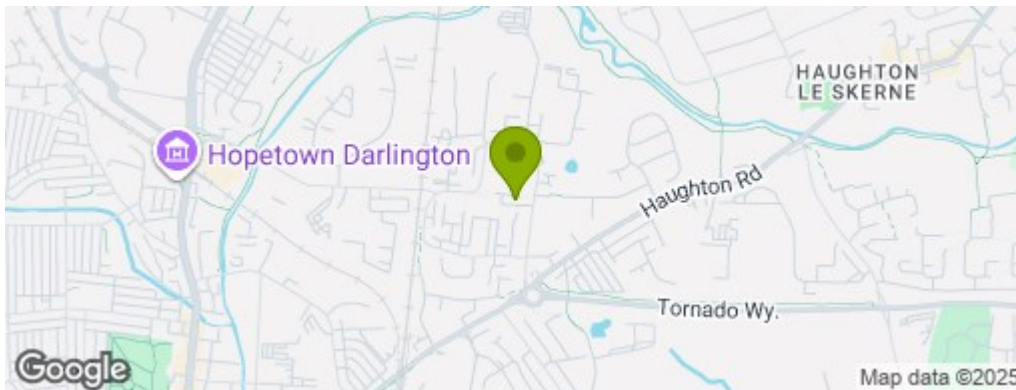
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### Note

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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 errors, omissions or misstatements. This plan is for guidance purposes only and should be used as such for any prospective purchase. The accuracy of the plan and any other information is not guaranteed and no guarantee is given as to their suitability or efficiency can be given. Made with Metaplan C1000



## Property Information

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