

Eldon Street, Darlington, DL3 0NP
Offers in the region of £90,000

estates⁴
'The Art of Property'



Eldon Street, Darlington, DL3 0NP
Offers in the region of £90,000
Council Tax Band: A

Situated just off North Road in a popular and convenient location, this two-bedroom mid-terrace property offers excellent access to Darlington town centre, with a wide range of shops, amenities, and superb transport links including the A1(M) and A66 close at hand.

The property has recently undergone a programme of refurbishment, including a newly fitted kitchen and redecoration, making it ready for immediate occupancy.

Externally, there is a pleasant forecourt to the front, while to the rear is an enclosed garden. Although currently in need of some maintenance, it offers excellent potential to create a lovely outdoor space.

Internally, the accommodation briefly comprises an entrance vestibule leading into a bright lounge featuring a bay window to the front elevation. To the rear is the dining kitchen with an open aspect through to a small rear lobby. To the first floor are two well-proportioned bedrooms, including a particularly generous principal bedroom with two windows allowing for an abundance of natural light, serviced by the bathroom which is fitted with a white suite.

Further benefits include uPVC double glazing, gas central heating via a combi boiler, and the added advantage of no onward chain.

Please note:
Council tax Band - A
Tenure - Freehold

Total sq ft and room dimensions to be considered a guide only.

Following acceptance of an offer, the prospective buyer(s) will be required to pay £30 (inc. VAT) per client, to cover the cost of anti-money laundering checks conducted by Estates, in compliance with HMRC regulations.

Estates 'The Art of Property'
Professional Estate Agents, selling homes across Darlington, Newton Aycliffe, Teesside & North Yorkshire with creative & inviting marketing strategies! Property appraisals available 7 days a week!

Disclaimer:
These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. They do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations, or any type of appliances which may be included. All photos, videos, and marketing material created by Estates

'The Art of Property', are the property of our agency and are protected by copyright law. Our marketing material must not be copied, reproduced, shared, or used in any way without our prior written permission.

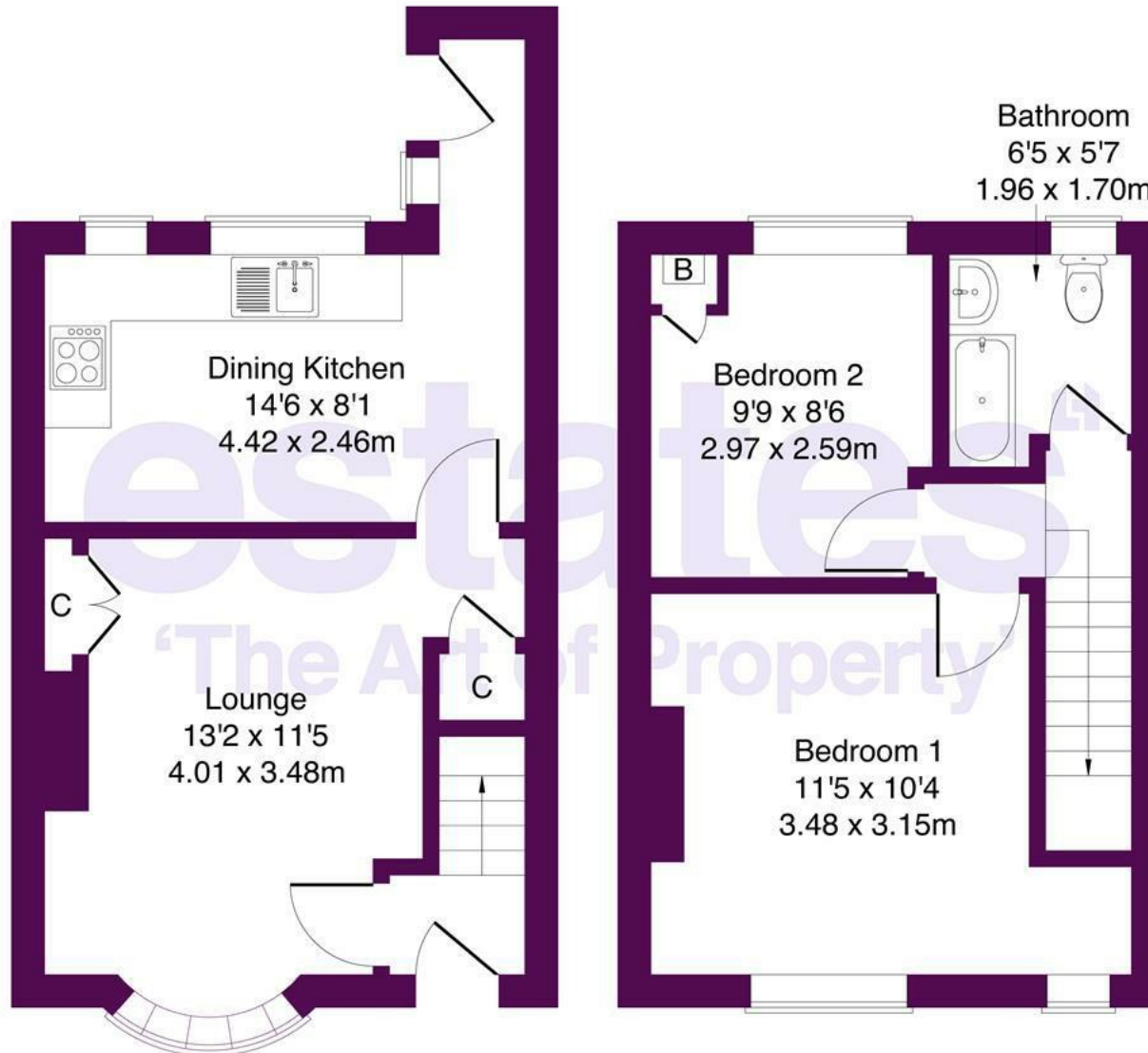


Eldon Street, Darlington, DL3 0NP

Approximate Gross Internal Area: (653 sq ft - 61 sq m.)

estates⁴
 'The Art of Property'

Business Central 2 Union Square
 Central Park
 Darlington
 County Durham
 DL1 1GL
 01325 804850
 sales@estatesgroup.co.uk
<https://estates-theartofproperty.co.uk/>



Ground Floor

First Floor

Not to Scale. Produced by The Plan Portal 2026
 For Illustrative Purposes Only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC