



Kitchener Street

Darlington DL3 6NL

Offers Over £75,000





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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Kitchener Street

Darlington DL3 6NL



x 2



x 1



x 2

- Fully Refurbished
- Two Reception Rooms
- Close to Amenities

- Two Bedrooms
- Denes Location
- Viewings Recommended

- Upstairs Bathroom
- Walking Distance to Town Centre
- Council Tax Band A

Kitchener Street in the charming town of Darlington, this two-bedroom mid-terrace house presents an excellent opportunity for both first-time buyers and savvy investors alike. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining guests. The well-appointed kitchen leads to a rear yard, perfect for enjoying the outdoors or hosting summer barbecues.

The two comfortable bedrooms offer a peaceful retreat, ideal for restful nights. The bathroom is conveniently located, ensuring ease of access for all residents. This home is situated close to a variety of amenities, including shops, schools, and parks, making it a practical choice for families and professionals.

Entrance Vestibule

UPVC door leading to lounge

Lounge

14'0" x 12'2" (4.27m x 3.73m)

Double glazed window to front, fireplace and radiator

Dining Room

12'2" x 10'9" (3.71m x 3.30m)

Upvc door to rear, radiator and access to kitchen.

Kitchen

5'10" x 10'5" (1.80m x 3.20m)

Upvc double glazed window to side, wall, base and drawer units, stainless steel sink with mixer tap, space for fridge / freezer and washing machine. Wall mounted boiler, radiator and vinyl flooring.

First Floor

Bedroom One

12'2" x 14'0" (3.71m x 4.27m)

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

Bedroom Two

9'3" x 9'2" (2.83 x 2.81)

Upvc double glazed window to rear, built in cupboard and radiator.

Bathroom

Upvc double glazed obscure window to side, panelled bath with mixer tap, low level w.c, wash hand basin, radiator and part tiled walls.

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 785 ft 2 / 73 m 2

Plot size 0.01 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

17 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

BT

Sky

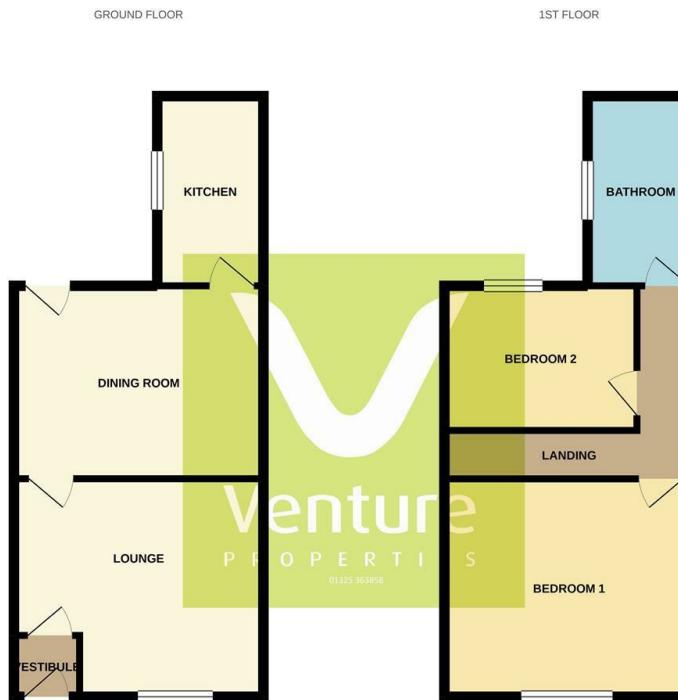
Virgin

Note

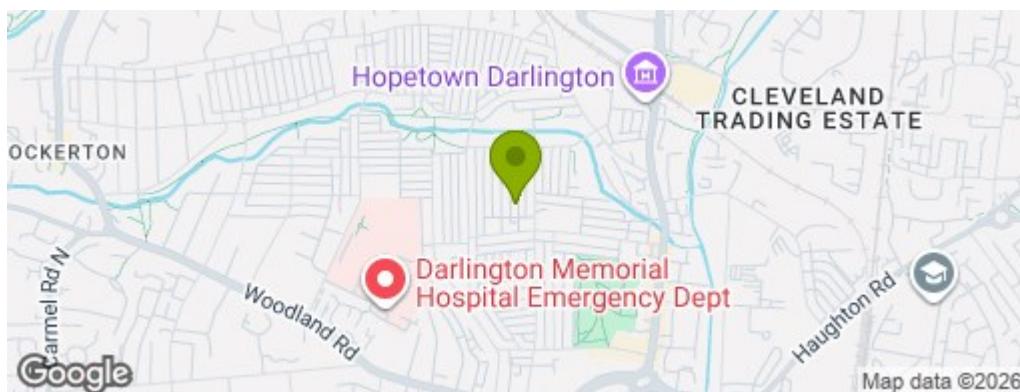
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Disclaimer

**Photos were taken pre-tenancy.



Whilst every attempt has been made to ensure the accuracy of the plan contained here, measurements of rooms and other areas are approximate and the vendor shall not be held liable for any inaccuracies, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services and fixtures and fittings have not been tested and no guarantee as to their suitability or efficiency can be given.
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