



Kitchener Street

Darlington DL3 6NL

Offers Over £75,000





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- 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

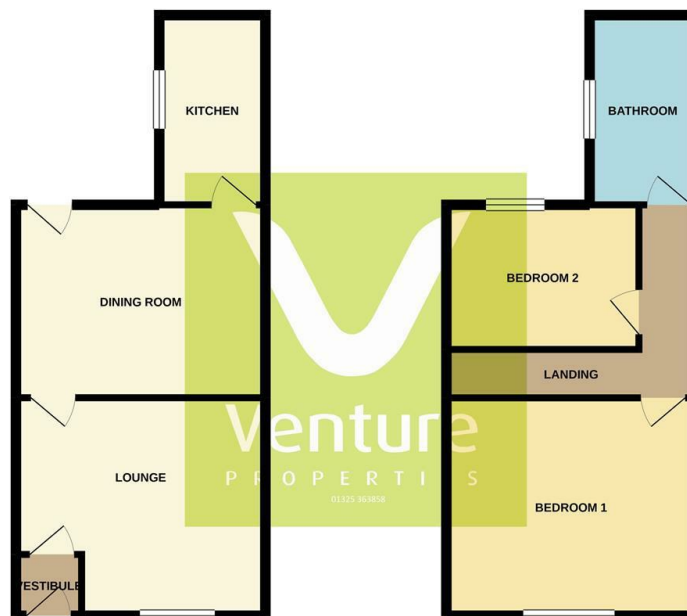
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Disclaimer

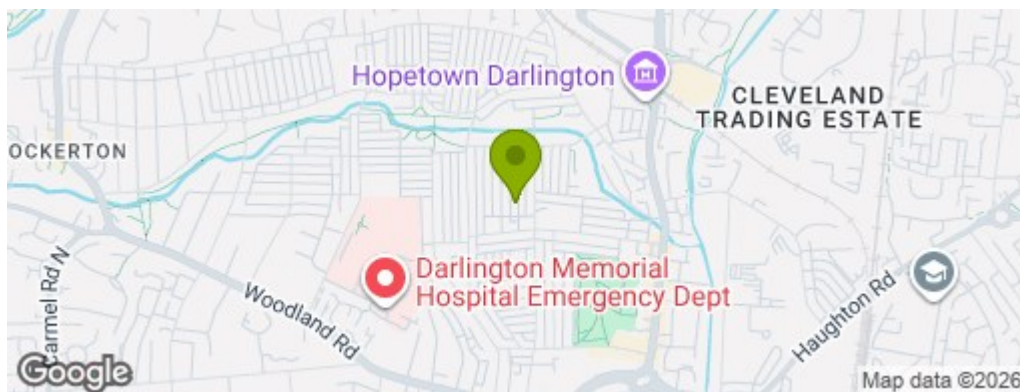
**Photos were taken pre-tenancy.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, doors 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 any prospective purchaser. The survey, systems and guidance shown here are not tested and no guarantee as to their operability or efficiency can be given.
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