



## Henderson Street

Darlington DL1 5EH

Offers In The Region Of £85,000





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# Henderson Street

Darlington DL1 5EH



- Two Bedroom End Terrace Property
- Ideal Investment Opportunity
- Council Tax Bnad A

- South Park Area of Darlington
- Close to Shops, Schools and Parks
- EPC Rating E

- Outdoor Space to Rear
- Versatile Loft Space

Situated in the South Park area of Darlington, this charming terraced house on Henderson Street presents an excellent opportunity for first-time buyers or savvy investors. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining. The two double bedrooms are well-proportioned, ensuring comfort and privacy for residents.

The location is particularly advantageous, being in close proximity to both the railway station and the bustling town centre, making it ideal for those who commute or enjoy the convenience of local amenities. The property is well-suited for modern living while retaining a sense of character that is often sought after in terraced homes.

This delightful house offers a perfect blend of space, convenience, and potential, making it a must-see for anyone looking to establish themselves in this vibrant area of Darlington. Whether you are looking to make your first step onto the property ladder or seeking a promising investment, this home is sure to meet your needs.

## Entrance Hall

Composite door to front, staircase to first floor landing and radiator.

## Lounge

13'5 x 11'9 (4.09m x 3.58m)

Upvc double glazed bay window to front, radiator and laminate flooring.

## Dining Room

13'5 x 8'10 (4.09m x 2.69m)

Upvc double glazed window to rear, recess into chimney breast, under stairs storage and radiator.

## Kitchen

12'9 x 5'10 (3.89m x 1.78m)

Upvc double glazed window to side, Fitted with wall, base and drawer units, contrasting worktops and tiled splashbacks. Inset sink with mixer tap, space for a cooker with fixed extractor over. Space for a washing machine and access to rear lobby and bathroom.

## Rear Lobby

Upvc door to side leading to rear outdoor space. Access to Bathroom.

## Bathroom

Upvc double glazed frosted window to side, shower cubicle, wash hand basin, low level w.c and heated towel rail. Laminate flooring.

## First Floor

Access to bedrooms one and two.

## Bedroom One

Upvc double glazed window to front, laminate flooring and radiator.

## Bedroom Two

Upvc double glazed window to rear, laminate flooring, storage cupboard and radiator.

## Loft Space

14'5" x 11'11" (4.4 x 3.65)

A versatile fully boarded and insulated loft space with storage into eaves and two Velux windows.

## Externally

To the rear is an enclosed courtyard providing seating. Part laid to artificial lawn and part concrete with gated access to rear lane.

## Tenure

Freehold

## Property Details

Local Authority: Darlington

Council Tax Band: A

Annual Price: £1,663

Conservation Area No

Flood Risk Very low

Floor Area 807 ft 2 / 75 m 2

Plot size 0.02 acres

Mobile coverage

EE

Vodafone

Three

C2

Broadband

Basic

7 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

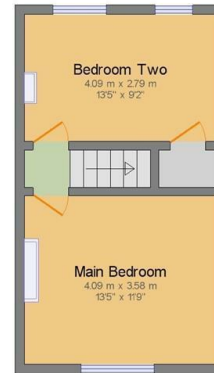
BT

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

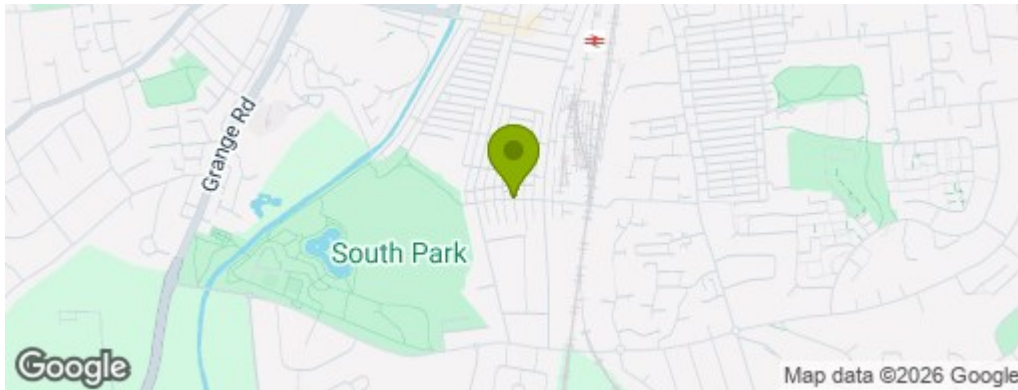


First Floor

The plan is illustrative only, its details cannot be relied upon and no liability is taken for any errors.

Ground Floor

## Property Information



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