

Barron Street

Darlington DL3 6RA

Offers In The Region Of £65,000

Venture PROPERTIES









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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Barron Street

Darlington DL3 6RA



- Two Bedroom Property
- Ideal Investment or First Time Buyer Opportunity
- Council Tax Band A
- Popular Denes Location
- Priced to Sell
- EPC Rating D
- Courtyard To The Rear
- Close to Shops and Local Schools

Welcome to Barron Street in the town of Darlington, this terraced house presents an excellent opportunity for both first-time buyers and savvy investors. Boasting two well-proportioned reception rooms, this property offers ample space for relaxation and entertaining. The two bedrooms are comfortably sized, providing a peaceful retreat for rest and rejuvenation.

The house features a first floor family sized bathroom, ensuring practicality for everyday living. Situated in the desirable Denes area, residents will benefit from being close to a variety of local amenities, including shops, schools, and parks, making it an ideal choice for families and professionals alike.

This property not only offers a comfortable living space but also represents a promising investment opportunity in a thriving community. With its appealing features and prime location, this terraced house on Barron Street is sure to attract interest. Do not miss the chance to make this lovely home your own or to add it to your investment portfolio.

Entrance Hall
Upvc double glazed door to front.

Lounge
15'2 x 12'11 (4.62m x 3.94m)
Upvc double glazed bay window to front, spacious, walk in storage cupboard and radiator.

Dining Room
13'4 x 7'3 (4.06m x 2.21m)
Upvc double glazed window to rear, spacious, walk in storage cupboard (previously utilised as a pantry) and radiator.

Kitchen
9'11 x 8'2 (3.02m x 2.49m)
Upvc double glazed window to side, fitted wall, base and drawer units, stainless steel sink with mixer tap. Space for a cooker, fridge freezer and washing machine. Radiator and Upvc double glazed door to external courtyard.

First Floor Landing
Radiator.

Bedroom One
14'6 x 12'11 (4.42m x 3.94m)
Upvc double glazed window to front, spacious, walk in storage cupboard and radiator.

Bedroom Two
13'10 x 7'3 (4.22m x 2.21m)
Upvc double glazed window to rear and radiator.

Bathroom
Upvc double glazed obscure window to rear, bath, wash hand basin and w/c with radiator. Airing cupboard housing Combi boiler.

Externally
To the rear is an enclosed courtyard with gated access to the rear lane.

Tenure
Freehold

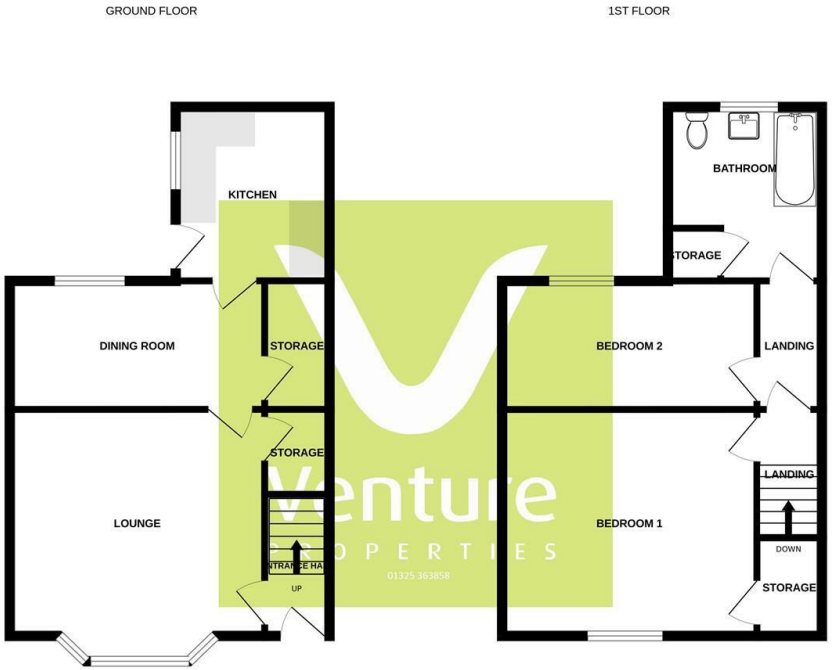
Property Details
Local Authority: Darlington
Council Tax Band: A
Annual Price: £1,663
Conservation Area No
Flood Risk Very low
Floor Area 0 ft 2 / 0 m 2
Plot size
-
Mobile coverage

EE
Vodafone
Three
O2
Broadband

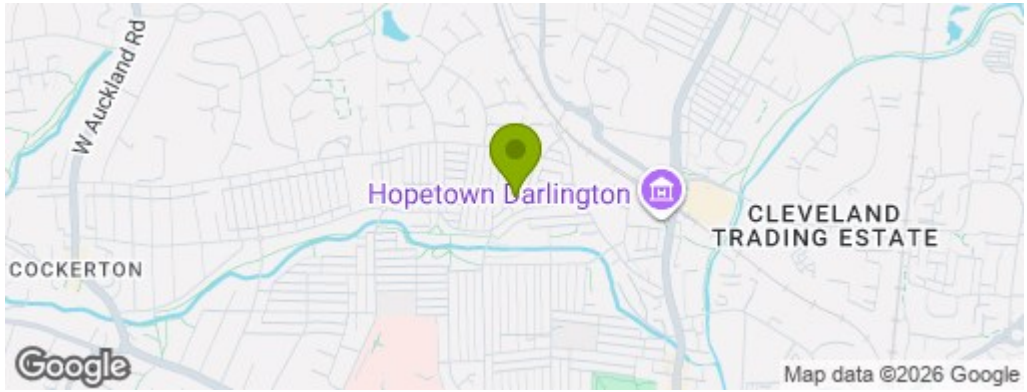
Basic
15 Mbps
Superfast
80 Mbps
Ultrafast
10000 Mbps
Satellite / Fibre TV Availability

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.



Whilst 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 error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Information

01325 363858

45 Duke Street, Darlington, County Durham, DL3 7SD
sales@venturepropertiesuk.com