



Craig Street

Darlington DL3 6HA

Offers Over £50,000





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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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- Two Bedroom Mid Terraced Property
- Priced to Sell
- Council Tax Band A

- Popular Denes Location
- Close to Amenities
- EPC Rating G

- Ideal Project for Investors
- No Onward Chain

CASH PROCEEDABLE BUYERS ONLY

Situated in the sought-after Denes area of Darlington, this traditional terraced house on Craig Street presents an excellent opportunity for both first-time buyers and investors alike. With two well-proportioned bedrooms and two reception rooms, the property offers a welcoming space for relaxation and entertaining.

The house features a modern bathroom and has benefitted from some recent improvements, including some newly fitted Upvc double glazed windows that enhance energy efficiency and comfort. Additionally, some replastering has been completed, providing a blank canvas for you to personalise and make your own.

Situated in a popular location, this property is conveniently close to local schools, shops, and bus routes, making it ideal for families and commuters. The absence of an onward chain simplifies the buying process, allowing for a smoother transition into your new home.

With its good investment potential and desirable location, this property is not to be missed. We highly recommend scheduling a viewing to fully appreciate what this home has to offer.

Entrance Porch

Wooden door to front.

Lounge

12'10 x 12'10 (3.91m x 3.91m)
Window to front.

Dining Room

12'10 x 8'01 (3.91m x 2.46m)
Upvc double glazed, newly installed window to rear and under stairs storage.

Kitchen

5'09 x 7'04 (1.75m x 2.24m)
Upvc double glazed, newly installed window to rear and door to side leading to the rear.

First Floor Landing

Radiator.

Bedroom One

12'11 x 12'10 (3.94m x 3.91m)
Upvc double glazed window to front and built in wardrobes.

Bedroom Two

8'3 x 9'04 (2.51m x 2.84m)
Upvc double glazed, newly installed window to rear, storage cupboard.

Bathroom

Upvc double glazed window to rear, panelled bath, wash hand basin, low level w.c and airing cupboard housing hot water tank.

Externally

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

Property Details

Local Authority
Darlington
Council Tax
Band:
A
Annual Price:
£1,663
Conservation Area
No
Flood Risk
Very low
Floor Area
688 ft² / 64 m²
Plot size
0.01 acres
Mobile coverage

EE
Vodafone
Three

C2
Broadband

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

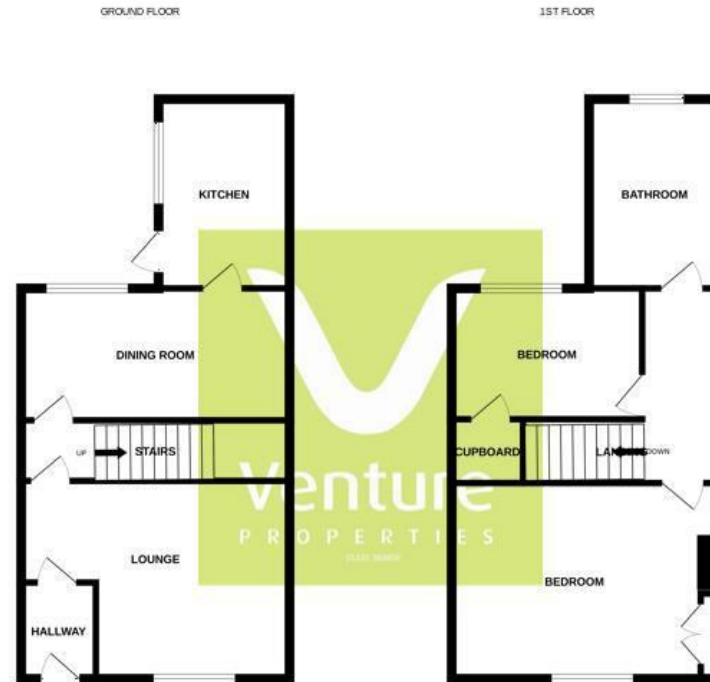
BT
Sky
Virgin

Tenure

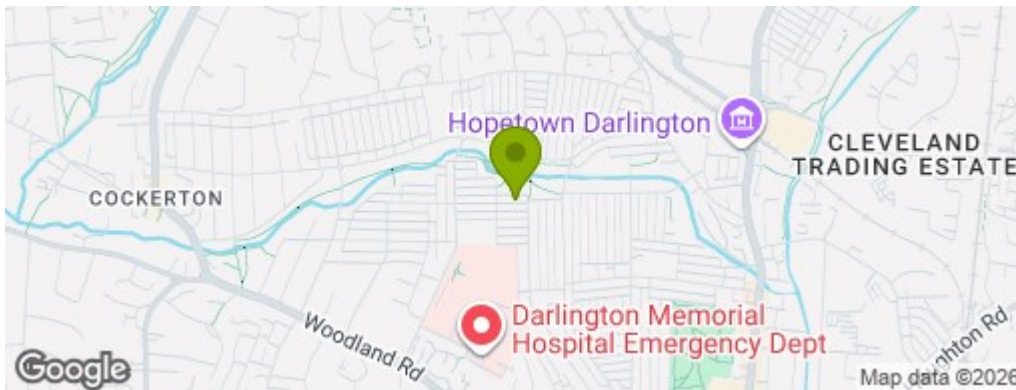
Freehold

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



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of walls, 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 for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Email and telephone 01325 363858



Property Information

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