Larchfield Street

Darlington DL3 7DL

Offers Over £98,000

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.

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.

Larchfield Street

Darlington DL3 7DL

x 2 x 1 x 2

- Two Bedroom Property
- No Onward Chain
- End Terrace
- Town Centre Location
- Large Yard To Rear
- Epc Rating D
- Two Reception Rooms
- Council Tax Band A

Located on Larchfield Street in the busy town of Darlington, this larger than average two-bedroom end terrace house presents an excellent opportunity for both first-time buyers and investors alike. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining. The two well-proportioned bedrooms offer comfortable living, while the modern bathroom ensures convenience for daily routines.

Recently redecorated, this home features new carpets and flooring throughout, creating a fresh and inviting atmosphere. The property is offered with no onward chain, allowing for a smooth and efficient purchase process.

Situated just a short stroll from Darlington Town Centre, residents will enjoy easy access to a variety of shops, cafes, and local amenities, making it an ideal location for those who appreciate the vibrancy of town life.

With its appealing features and prime location, this property not only serves as a delightful home but also holds significant investment potential. Whether you are looking to settle down or expand your property portfolio, this end terrace house is certainly worth considering.

Entrance Hallway
Upvc door to front, access to lounge and dining room, staircase to first floor.

Lounge
15'7" x 11'10" (4.773 x 3.613)
Upvc double glazed window to side, deep coving to ceiling, wall mounted fire and radiator.

Dining Room
12'7" x 12'3" (3.844 x 3.735)
With Radiator and Nest Wireless Thermostat. Access to kitchen and hallway.

Kitchen
15'9" x 9'10" (4.823 x 3.000)
Two Upvc windows and door to rear. Fitted with medium beech wall, base and drawer units, stainless steel sink with mixer tap. There is space for an American style fridge freezer (that will be included) and a washing machine. Breakfast bar and tiled floor.

First Floor Landing

Bedroom One
15'7" x 11'9" (4.773 x 3.602)
Upvc double glazed windows to front and side, fitted wardrobes with mirrored sliding doors and two radiators.

Bedroom Two
12'8" x 9'7" (3.883 x 2.934)
Upvc double glazed window to rear, fitted wardrobes and radiator.

Bathroom
Upvc double glazed obscure window to side, panelled P shaped bath with shower over and screen, wash hand basin in vanity unit, w.c and vinyl flooring.

Externally
To the rear is a large 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 1,022 ft 2 / 95 m 2
Plot size 0.02 acres
Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
18 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.
Made with Metropix ©2025

Property Information

01325 363858

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