



Louisa Street

Darlington DL1 4ED

Offers Over £95,000





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



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Louisa Street

Darlington DL1 4ED



- Three Bedroom Terrace
- Lounge And Dining Room
- Council Tax Band A

Welcome to this charming mid-terrace house located on Louisa Street in the heart of Darlington. This delightful property has recently undergone refurbishment, presenting a fresh and inviting atmosphere for its new owners. With two well-proportioned reception rooms, including a comfortable lounge and a spacious dining room, this home offers ample space for relaxation and entertaining.

The property features two bedrooms, providing a perfect setting for a small family or professionals seeking a comfortable living space. The bathroom is conveniently located, ensuring ease of access for all residents.

One of the standout features of this home is the forecourt at the front, which adds to its curb appeal, while the enclosed yard at the rear offers a private outdoor space, ideal for enjoying the fresh air or hosting gatherings.

Situated close to the train station and the bustling town centre, this property boasts excellent transport links and easy access to a variety of local amenities, making it a prime location for those who appreciate convenience.

With no onward chain, this property is ready for you to move in and make it your own. Whether you are a first-time buyer or looking to invest, this spacious terraced house is a wonderful opportunity not to be missed.

Entrance Vestibule

With front door and stairs to the first floor.

Lounge

10'7" x 11'7" (3.23 x 3.55)

Situated to the front with bay window and open aspect leading into the dining room.

Dining Room

12'0" x 12'5" (3.66 x 3.81)

Situated to the rear with double glazed french doors opening out onto the courtyard.

Kitchen

6'0" x 9'3" (1.83 x 2.84)

Situated to the rear with a modern range of wall and floor units.

- Eastbourne Area of Darlington
- Excellent Transport Links to Town Centre
- EPC Rating D

Bathroom

With a suite comprising a panelled bath with overhead shower, a pedestal wash hand basin and low level WC.

First Floor

Landing area.

Bedroom One

12'9" x 5'10" (3.91 x 1.78)

Situated to the front with double glazed window.

Bedroom Two

8'2" x 16'0" (2.49 x 4.90)

Situated to the rear with double glazed window.

Bedroom Three

8'11" x 8'5" (2.72 x 2.57)

Situated to the front.

Externally

The home has a forecourt to the front and an enclosed courtyard to rear.

Tenure

Freehold

Property Details

Local Authority: Darlington

Council Tax Band: A

Annual Price: £1,663

Conservation Area No

Flood Risk Very low

Floor Area 731 ft 2 / 68 m 2

Plot size 0.02 acres

Mobile coverage

EE

Vodafone

Three

- Within Walking Distance to Shops, Schools, Tain Station And Parks
- Ideal Investment Opportunity
- No Chain

C2

Broadband

Basic

5 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

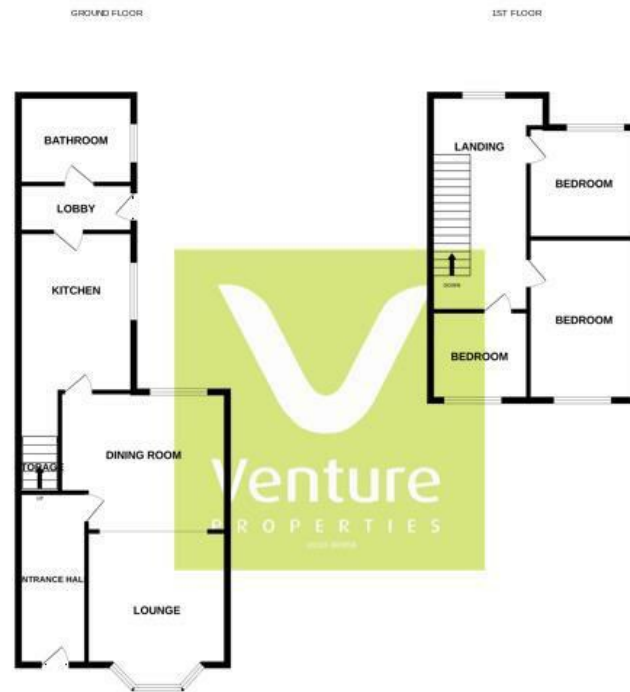
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Sky

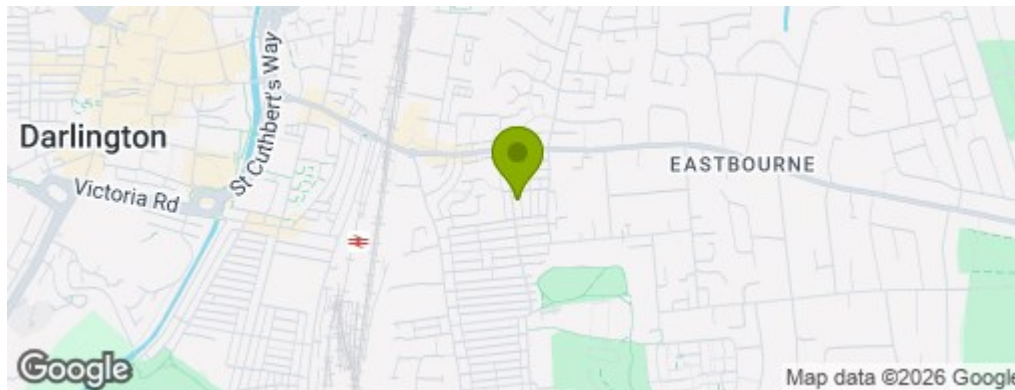
Virgin

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.



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, walls, doors and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance purposes only and should be used as a guide to the prospective purchaser. The purchaser is advised to verify the accuracy of the floorplan and to ensure that all items are as shown and to be given up to the purchaser at the time of completion of the sale. No liability is accepted for any errors or omissions. Please see page 10 of the brochure for more information.



Property Information

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