

Lodge Street

Darlington DL1 1TD

£75,000

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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Darlington DL1 1TD



- Three Bedroom Terraced Property
- Darlington Railway Station and Transport Links Nearby
- Council Tax Band A
- Town Centre/Haughton Area of Darlington
- Ideal Investment Opportunity
- EPC Rating D
- Within Walking Distance to Town Centre
- Priced to Sell
- Two Reception Rooms

Three-Bedroom Corner Terraced House – Prime Darlington Location – No Onward Chain.

Situated on the popular Lodge Street, close to Darlington town centre, this attractive three-bedroom corner terraced property represents an excellent opportunity for first-time buyers, families and investors alike.

The property offers well-proportioned accommodation throughout, including a spacious reception room providing an ideal space for both relaxing and entertaining. The three bedrooms offer excellent flexibility, whether required for family living, guest accommodation or a home office.

Ideally positioned within easy reach of Darlington town centre, residents can enjoy convenient access to a wide range of shops, restaurants, cafés, leisure facilities and local amenities, making this a highly practical location for everyday living.

Offered to the market with no onward chain, the property is well suited to buyers looking for a straightforward purchase. Its generous accommodation, desirable location and competitive asking price make this an appealing proposition for both owner-occupiers and investors.

Early viewing is highly recommended to appreciate the accommodation and potential this property has to offer.

Entrance Hall
Composite door to front.

Lounge
14'9 x 10'9 (4.50m x 3.28m)
Upvc double glazed bay window to side, deep coving to ceiling, feature fireplace and radiator.

Dining Room
14'11 x 10'7 (4.55m x 3.23m)
Upvc double glazed window to front, feature fireplace with inset fire, storage cupboard and radiator.

Kitchen
13'9 x 5'10 (4.19m x 1.78m)
Upvc double glazed windows to front and side, fitted wall, base and drawer units, sink with mixer tap, integrated gas hob with extractor over and oven. Space for a washing machine and fridge freezer. Part tiled walls and door.

Lobby
Door to front

Bathroom
Upvc double glazed window to front, bath with shower over, wash hand basin and w.c with radiator. Part tiled walls.

First Floor Landing
Radiator.

Bedroom One
13'5 x 10'8 (4.09m x 3.25m)
Upvc double glazed window to side, feature fireplace and radiator.

Bedroom Two
11'3 x 9'6 (3.43m x 2.90m)
Upvc double glazed window to front , original feature fireplace and radiator.

Bedroom Three
13'10 x 5'4 (4.22m x 1.63m)
Upvc double glazed window to side and radiator.

Externally
To the rear is an enclosed outdoor space with gated access.

Tenure
Freehold

Property Details
Local Authority: Darlington
Council Tax Band: A

Annual Price: £1,663
Conservation Area No
Flood Risk Very low
Floor Area 990 ft 2 / 92 m 2
Plot size 0.02 acres
Mobile coverage

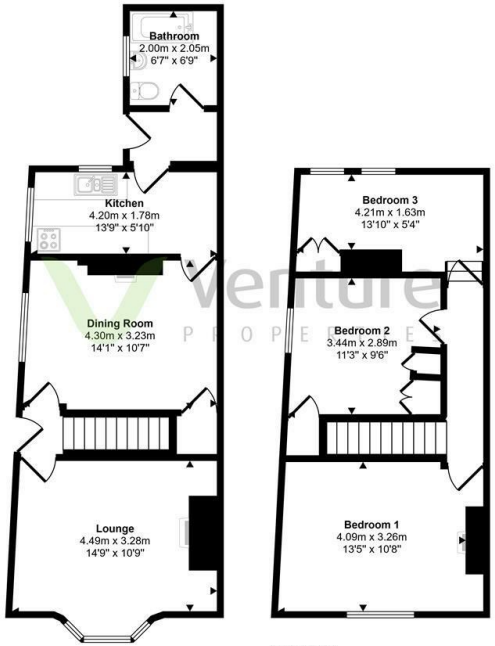
EE
Vodafone
Three
O2
Broadband

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

Approx Gross Internal Area
90 sq m / 969 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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