

Surtees Street

Darlington DL3 6PW

Offers Over £100,000

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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LAWRENCE
TYRANT

Surtees Street

Darlington DL3 6PW



- Three Bedroom Mid Terrace
- Close to Shops, Schools and Parks
- Council Tax Band A
- Denes Location
- Railway Station and Transport Links Withn Walking Distance
- EPC Rating E
- Enclosed Outdoor Space to Rear
- Priced to Sell

In the desirable Denes area of Darlington, this charming mid-terrace house on Surtees Street offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception rooms provide a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

The house features a practical ground floor bathroom, ensuring that daily routines are both efficient and comfortable. Its location is particularly advantageous, as it is situated close to a variety of local amenities, including shops, schools, and parks, making it easy to enjoy the vibrant community that Darlington has to offer. Travel and transport links are within walking distance.

This property presents an excellent opportunity for those looking to settle in a friendly neighbourhood while enjoying the benefits of modern living. Whether you are a first-time buyer or seeking a rental investment, this mid-terrace house is sure to meet your needs. Don't miss the chance to make this delightful home your own.

Entrance Hall
Upvc door to front, staircase to first floor landing and radiator.

Lounge
14'7 x 13'11 (4.45m x 4.24m)
Upvc bow window to front, deep decorative coving to ceiling, open fire in surround with original tiles and radiator.

Dining Room
11'2 x 11' (3.40m x 3.35m)
Double glazed window to rear and radiator.

Kitchen
13'4 x 6'3 (4.06m x 1.91m)
Double glazed window to side, wall, base and drawer units, stainless steel sink with mixer tap, space for a cooker, washing machine and fridge freezer. Part tiled walls and access to the rear lobby.

Rear Lobby
With door to side leading to the outdoor space and access to the bathroom.

Bathroom
Window to side and corner bath with shower over, wash hand basin and w.c.

First Floor Landing

Bedroom One
14' x 11'2 (4.27m x 3.40m)
Upvc double glazed window to rear and radiator.

Bedroom Two
8' x 8' (2.44m x 2.44m)
Upvc double glazed window to front, fitted wardrobes and radiator.

Bedroom Three
11'3 x 6'7 (3.43m x 2.01m)
Upvc double glazed window to front and radiator.

Externally
To the front there is an enclosed courtyard and to the rear and garden area with gate access to rear lane.

Tenure
Freehold

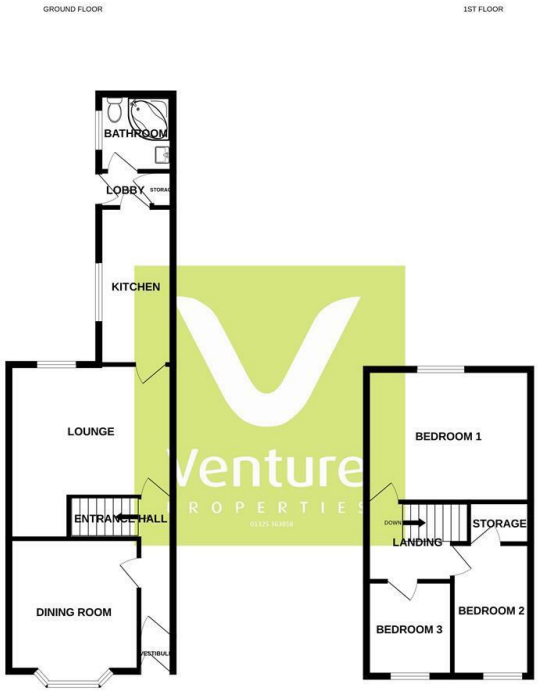
Property Details
Local Authority
Darlington
Council Tax
Band:
A
Annual Price:
£1,663
Conservation Area
No
Flood Risk
Very low
Floor Area
828 ft 2 / 77 m 2
Plot size
0.02 acres
Mobile coverage

EE
Vodafone
Three
O2
Broadband

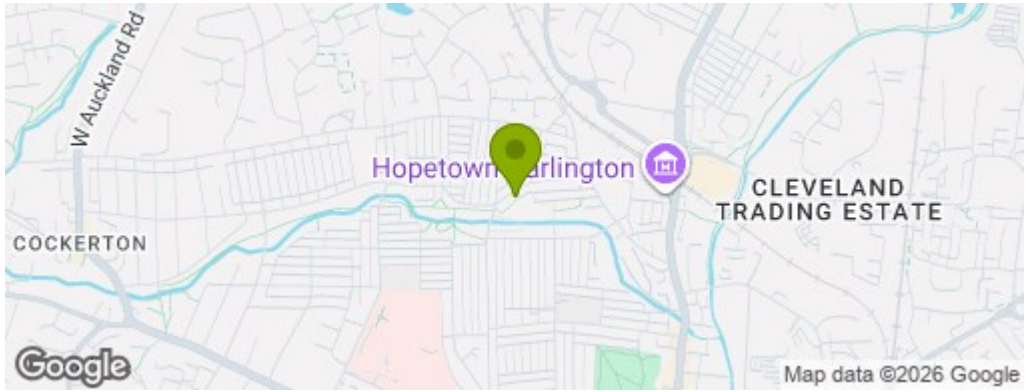
Basic
21 Mbps
Superfast
77 Mbps
Ultrafast
10000 Mbps
Satellite / Fibre TV Availability

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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