



Gainsborough Court

Darlington DL1 5UH

£107,000





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.



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.



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.

Gainsborough Court

Darlington DL1 5UH



- Two Bedroom Terraced Property
- Easy Access to Schools and Shops
- EPC Rating D

- South Park Area of Darlington
- Excellent Travel & Transport Links
- Council Tax Band A

- Close to Open Green Spaces
- Solar Panels

Welcome to this charming terraced house located in the desirable Gainsborough Court on Smithfield Road, Darlington. This delightful property boasts two well-proportioned bedrooms, making it an ideal choice for small families, couples, or individuals seeking a comfortable living space.

Upon entering, you will find a welcoming reception room that offers a perfect setting for relaxation or entertaining guests. The layout is both practical and inviting, ensuring that you feel at home from the moment you step inside. The property features a modern bathroom, designed for convenience and comfort.

The standout features of this home are the inclusion of newly installed solar panels and electric storage heaters in 2026, also A rated UPVC windows and doors in 2022, which will not only enhance energy efficiency but ensuring warmth and comfort throughout the colder months and also contribute to lower utility bills.

Outside, you will discover a lovely rear garden that provides a tranquil space for outdoor enjoyment, whether it be for gardening, relaxing, or hosting summer barbecues. Additionally, the property benefits from off-street parking, a valuable asset in this area.

With no onward chain, this home is ready for you to move in and make it your own. This property presents a wonderful opportunity to enjoy a comfortable lifestyle in a sought-after location. Do not miss the chance to view this delightful home in Darlington.

Entrance Porch

Upvc door to front.

Lounge

14'1 x 11'10 (4.29m x 3.61m)

Upvc double glazed window to front, staircase to first floor and storage heater.

Kitchen / Breakfast

11'10 x 7'10 (3.61m x 2.39m)

Upvc double glazed window to rear, wall, base and drawer units, stainless steel sink with mixer tap. Electric hob and oven with extractor over. Space for a fridge freezer and washing machine. Storage cupboard and Upvc door to rear.

First Floor Landing

Bedroom One

10 x 7'10 (3.05m x 2.39m)

Upvc double glazed window to rear, fitted wardrobes and storage heater.

Bedroom Two

11'10 x 7'7 (3.61m x 2.31m)

Two Upvc double glazed windows to front and electric heater.

Bathroom

Bath with shower over, wash hand basin and w/c.

Externally

To the front there is allocated off street parking.

To the rear is laid to artificial lawn with patio area and 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 538 ft 2 / 50 m 2

Plot size 0.02 acres (2 Plots)

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

7 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

BT

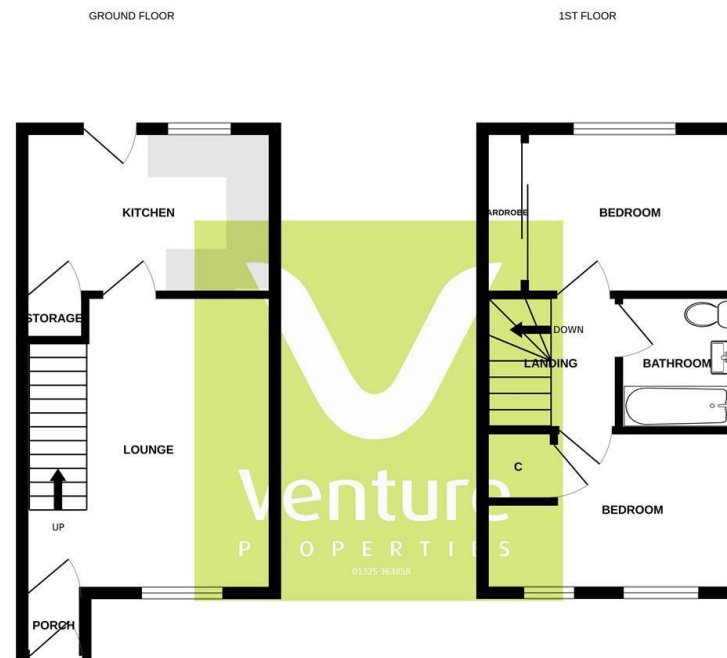
Sky

Virgin

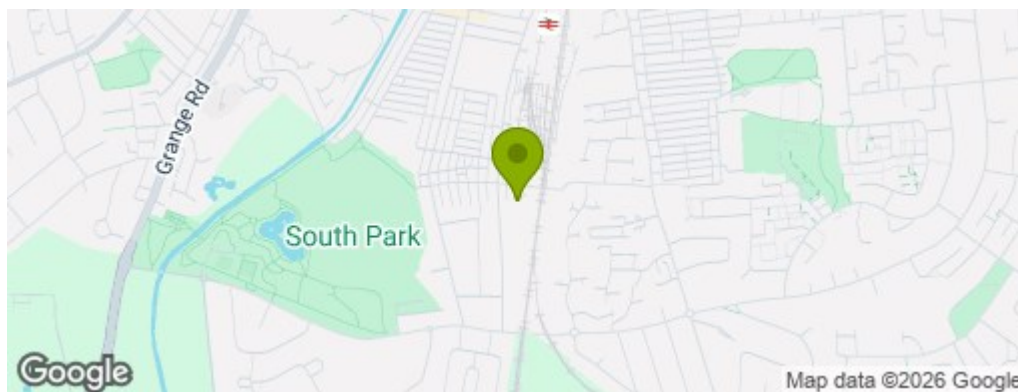
Note

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

www.venturepropertiesuk.com



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 ©2026



Property Information

01325 363858

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