



Beaconsfield Street

Darlington DL3 6EP

£75,000





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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- 2 double bedrooms
- New carpets
- Ideal investor property

- Popular Denes area
- Close to hospital
- Generous yard to rear

- Recently re-decorated
- Walking distance to town centre
- Council Tax Band A

An immaculately presented, two bedroom, mid-terrace property in the popular Denes area of Darlington, close to the hospital and within walking distance to the town centre.

The property would suit a variety of purchasers, including investors, and boasts brand new carpets throughout, recent re-decoration, two double bedrooms and a modern kitchen. To the rear is a generously sized yard.

Council Tax Band A.

Entrance Vestibule

Lounge

13'10" x 11'11" (4.227 x 3.65)

Kitchen

11'11" x 7'10" (3.65 x 2.393)

Rear Lobby

Bathroom

First Floor

Bedroom 1

13'10" x 11'11" (4.24 x 3.65)

Bedroom 2

11'11" x 11'2" (max) (3.65 x 3.413 (max))

Externally

Tenure

Freehold

Property Details

Local Authority: Darlington

Council Tax Band: A

Annual Price: £1,663

Conservation Area No

Flood Risk Very low

Floor Area 678 ft 2 / 63 m 2

Plot size 0.02 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

16 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

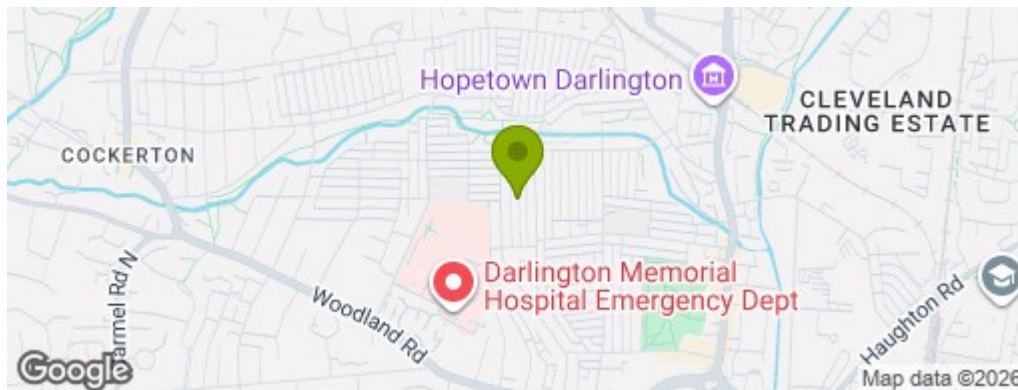
Estate Agent Act 1979

Under the Estate Agents Act of 1979, we advise that this property is being sold by a Director of Venture Properties.



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The details, dimensions and appearance shown hereon are not intended and no guarantee as to their exactness or efficiency can be given.

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