



Raby Street
Darlington DL3 7TH
Offers Over £100,000





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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Raby Street

Darlington DL3 7TH



- Two spacious bedrooms
- Cosy rear courtgarden
- Near local amenities

- Upgraded kitchen suite
- Heart of Darlington
- Ideal first home

- Modern bathroom suite
- Close to train station
- No onward chain

Welcome to this charming two-bedroom extended terraced home located on Raby Street in the heart of Darlington. This delightful property is perfectly positioned, just moments away from a variety of local amenities, including bars, restaurants, and the train station, making it an ideal choice for those who appreciate convenience and vibrant town living.

As you enter the home, you will find a spacious living area that seamlessly combines a lounge and dining room, providing ample space for relaxation and entertaining. The upgraded kitchen is both modern and functional, designed to meet the needs of contemporary living. The bathroom has also been thoughtfully updated, ensuring comfort and style.

The property features two well-proportioned bedrooms, making it suitable for a small family, a couple, or even as an investment opportunity. The cosy court garden to the rear offers a private outdoor space, perfect for enjoying a morning coffee or unwinding after a long day.

This home is offered to the market with no onward chain, allowing for a smooth and efficient purchase process. Whether you are a first-time buyer or looking to expand your investment portfolio, this property presents an excellent opportunity in a sought-after location. Do not miss the chance to make this lovely house your new home.

Entrance Vestibule

With door into hallway.

Hallway

With access to all ground floor rooms and stairs to the first floor.

Lounge

11'3 x 12'1 (3.43m x 3.68m)

A nice light and airy room with gas central heating radiator, double glazed window and original style fireplace.

Dining Room

14'4 x 12'1 (4.37m x 3.68m)

A good size room situated to the rear of the property with feature built-in cupboard, gas central heating radiator, French door leading out to the pleasing Court Garden.

Kitchen

9'9 x 6'3 (2.97m x 1.91m)

Situated to the rear of the property with a refitted kitchen comprising wall and floor unit with contrasting worksurfaces, integrated oven and hob with overhead extractor, part tiled walls, double glazed window and rear back door. Access to utility storage, toilet and storage room to the rear.

First Floor

Spacious landing area with all the stairs store cupboard.

Bedroom One

15'9 x 11'3 (4.80m x 3.43m)

A good double size bedroom situated to the front with two double glazed windows and gas central heating radiator.

Bedroom Two

13'9 x 9'9 (4.19m x 2.97m)

A good double size bedroom situated to the rear with double glazed window and gas central heating radiator.

Bathroom/W.C.

With a modern refitted suite comprising panel bath with overhead shower, pedestal wash handbasin, low-level W.C, double glazed window and central heating radiator.

Externally

The property is situated in the world regarded street close to the town centre with an enclosed court garden to rear of which is south facing.

Tenure

Freehold

Property Details

Local Authority: Darlington

Council Tax Band: A

Annual Price: £1,581

Conservation Area No

Flood Risk Very low
Floor Area 914 ft 2 / 85 m 2
Plot size 0.02 acres
Mobile coverage

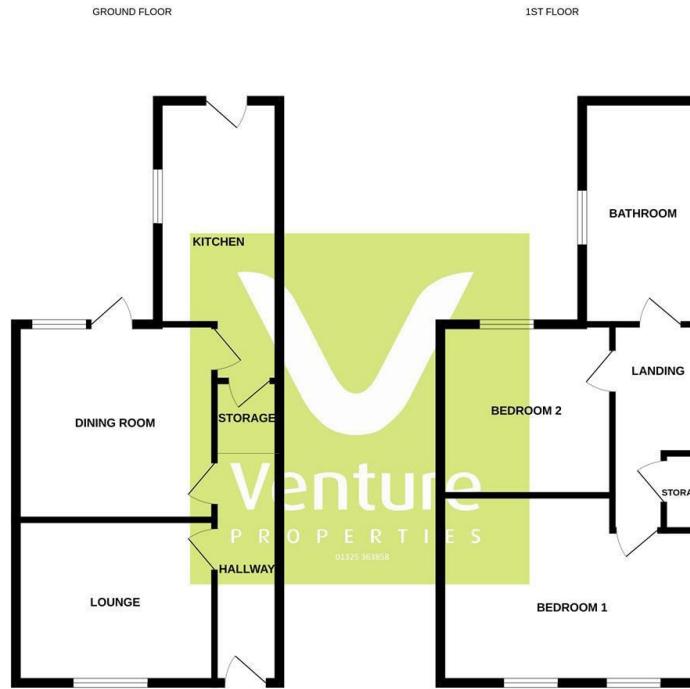
EE
Vodafone
Three
O2
Broadband

Basic
17 Mbps
Superfast
80 Mbps
Ultrafast
10000 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

Note

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and other features are approximate. Venture Properties Ltd. accept no responsibility for any omission or inaccuracy. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The architect's liability for any errors or omissions in this plan has not been limited and no guarantee as to their operability or efficiency can be given.
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Property Information



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