



Trafalgar Terrace

Darlington DL3 6QQ

£120,000





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- Two Bedroom Mid Terraced Property
- Easy Access to Darlington Memorial Hospital
- Council Tax Band A

- Cockerton Location
- Garden to Rear
- EPC Rating

- Close to All Amenities
- Well Presented

Welcome to this charming two-bedroom mid-terraced house located on Trafalgar Terrace in the desirable Denes area of Darlington. This property presents an excellent opportunity for first-time buyers or investors seeking a promising addition to their portfolio.

The house boasts two reception rooms, providing ample space for relaxation and entertaining guests. The layout is both practical and inviting, making it easy to envision your own personal touch throughout.

The property features two generously sized double bedrooms, ensuring comfort and privacy for all occupants. The well-appointed bathroom caters to your everyday needs, completing the essential living spaces within this delightful home.

One of the standout features of this property is the rear garden, offering a tranquil outdoor space for gardening, relaxation, or enjoying sunny afternoons. The location is particularly advantageous, as it is conveniently situated close to the town centre and the charming Cockerton area. With easy access to bus routes and local schools, this home is perfectly positioned for families and commuters alike.

In summary, this two-bedroom mid-terraced house on Trafalgar Terrace is a fantastic opportunity for those looking to enter the property market or expand their investment portfolio. With its prime location, spacious living areas, and potential for personalisation, this home is not to be missed. We invite you to come and explore the possibilities that await you in this lovely property.

Entrance Hall

Door to front, staircase to first floor landing and radiator.

Reception Room One

13'1 x 10'1 (3.99m x 3.07m)

Upvc double glazed bay window to front, coving to ceiling and radiator. Open aspect to reception room two.

Reception Room Two

12'8 x 10'7 (3.86m x 3.23m)

Upvc double glazed window to rear, coving to ceiling, feature fireplace and radiator.

Kitchen

10'10 x 7'4 (3.30m x 2.24m)

Upvc double glazed windows to side and rear and door to side. Fitted with wall, base and drawer units, contrasting worktops and sink with mixer tap. Four ring gas hob with extractor over and integrated oven. Space for a washing machine and fridge freezer.

First Floor Landing

With storage cupboard.

Bedroom One

11'10 x 13'9 (3.61m x 4.19m)

Upvc double glazed window to front, coving to ceiling and radiator.

Bedroom Two

12'9 x 7'10 (3.89m x 2.39m)

Upvc double glazed window to rear, coving to ceiling and radiator.

Bathroom

Upvc double glazed obscure window to rear, panelled bath, shower cubicle, low level w.c, wash hand basin with mixer tap and radiator. Part tiled walls.

Externally

To the front is an enclosed forecourt.

To the rear is an enclosed garden, part laid to Astro turf. Two brick built sheds and gate access to rear lane.

Tenure

Freehold

Property Details

Local Authority: Darlington

Council Tax Band: A

Annual Price: £1,581

Conservation Area No

Flood Risk Very low

Floor Area 990 ft² / 92 m²

Plot size 0.03 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

11 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

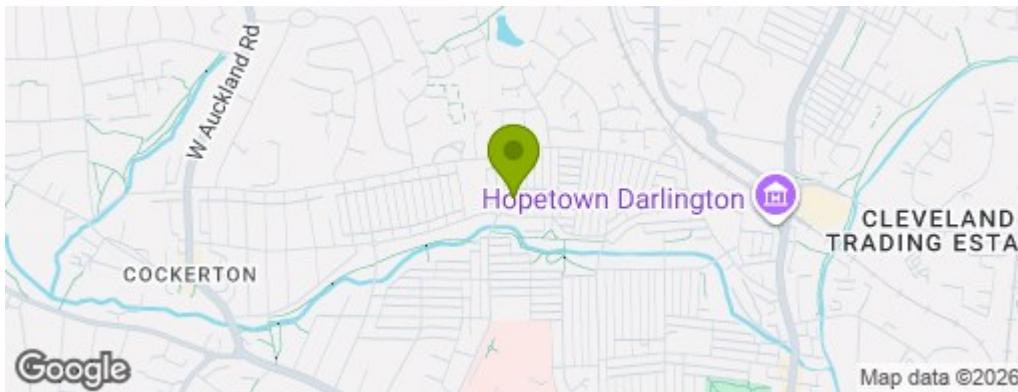
BT

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



Property Information

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