Acacia Street

Darlington DL3 6QD

Offers Over £152,000

Venture
PROPERTIES

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Acacia Street

Darlington DL3 6QD

x 3 x 1 x 2

- Three Bedroom End-Terrace Property
- Excellent Travel & Transport Links
- Viewing Recommended
- Enclosed Cobblestone Courtyard to Rear
- Within Close Proximity to Darlington Memorial Hospital
- Council Tax Band A
- Close to All Amenities
- Nearby Parks
- EPC Rating

Situated on Acacia Street in the sought-after area of Darlington, this impressive three-bedroom end-terrace property offers spacious and versatile accommodation, making it an ideal choice for families, first-time buyers or those seeking additional living space.

The property boasts two well-proportioned reception rooms, providing excellent flexibility for both everyday family life and entertaining. The generous layout offers a comfortable and welcoming environment, with plenty of scope for the new owners to create a home to suit their individual needs and lifestyle.

Offered to the market with no onward chain, the property also presents an attractive opportunity for buyers looking for a straightforward purchase.

The location is a particular highlight, situated close to the popular Denes area and its attractive walking routes. These provide pleasant access towards Darlington town centre and the picturesque Cockerton Village, while a range of local amenities and everyday conveniences are also within easy reach.

This substantial three-bedroom end-terrace home offers spacious accommodation in a desirable Darlington location and is sure to appeal to a wide range of buyers. An internal viewing is highly recommended to fully appreciate the space, versatility and potential this property has to offer.

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

Lounge
14'6 x 11'6 (4.42m x 3.51m)
Upvc double glazed bow window to front, coving to ceiling, wall mounted fire and radiator.

Dining Room
15'9 x 11'0 (4.80m x 3.35m)
Upvc double glazed window to rear, coving to ceiling, feature fireplace, under stairs storage cupboard housing Baxi boiler. Plenty of space for a dining table and chairs, radiator.

Kitchen
With a pitched roof, Upvc double glazed window to rear, coving and spotlights to ceiling, fitted with wall, base and drawer units, integrated hob with extractor over and eye level double oven. One and a half bowl stainless steel sink unit with mixer tap, integrated fridge, freezer, dishwasher and washing machine. Part tiled walls and door to rear.

First Floor Landing
Upvc double glazed window to side, access to the part boarded loft.

Bedroom One
11'0 x 11'9 (3.35m x 3.58m)
Upvc double glazed window to front, decorative coving to ceiling, fitted wardrobes and radiator.

Bedroom Two
10'11 x 8'10 (3.33m x 2.69m)
Upvc double glazed window to rear, decorative coving to ceiling and radiator.

Bedroom Three
11'9 x 7'1 (3.58m x 2.16m)
Upvc double glazed window to front, decorative coving to ceiling and radiator.

Shower Room
Upvc double glazed obscure window to rear, shower within a cubicle. Wash hand basin, low level w.c and heated towel rail. Fully tiled walls and floor.

Externally
To the front is an enclosed courtyard and to the rear another cobblestone courtyard with gated access to the rear and a brick built shed which has power.

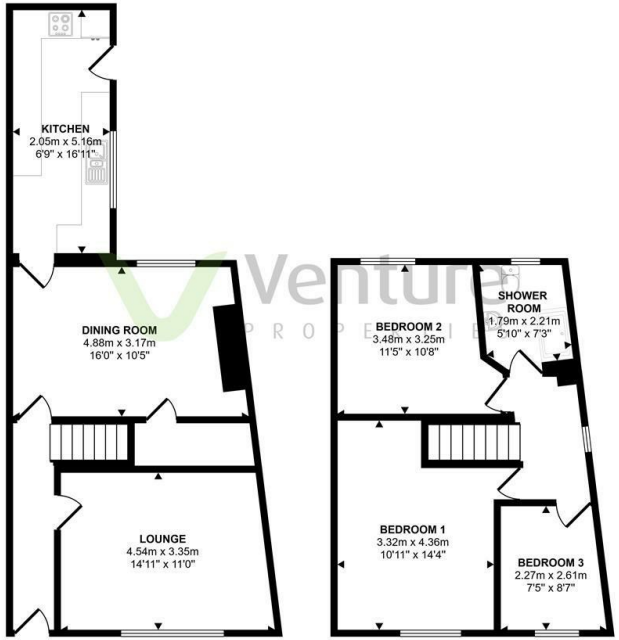
Tenure
Freehold

Property Details
Local Authority: Darlington
Council Tax Band: A

Annual Price: £1,663
Conservation Area No
Flood Risk Very low
Floor Area 0 ft 2 / 0 m 2
Plot size 0.02 acres
Mobile coverage
EE
Vodafone
Three
O2
Broadband
Basic
7 Mbps
Superfast
60 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.

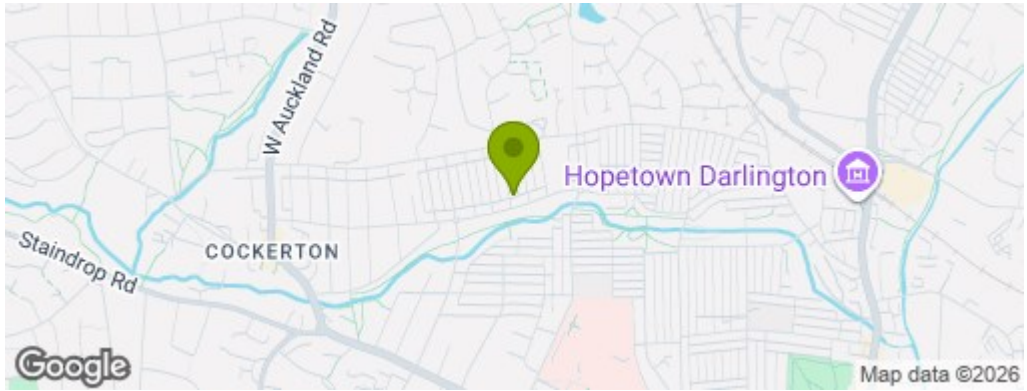
Approx Gross Internal Area
90 sq m / 969 sq ft



Ground Floor
Approx 50 sq m / 541 sq ft

First Floor
Approx 40 sq m / 428 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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