


# Lansdowne Street

Darlington DL3 0NH

## Asking Price £85,000

Venture PROPERTIES










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# Lansdowne Street

## Darlington DL3 0NH




- Two Bedroom Terrace
- Harrowgate Hill Location
- Council Tax Band A
- Two Reception Rooms
- No Onward Chain
- EPC Rating C
- Modern Kitchen
- Ideal Investment or First Time Buy

Located on Lansdowne Street in Darlington, this delightful terraced house presents an excellent opportunity for both first-time buyers and those seeking a comfortable home. The property boasts two well-proportioned bedrooms, providing ample space for relaxation and rest. The two inviting reception rooms offer versatility, perfect for entertaining guests or enjoying quiet evenings at home.

The modern kitchen is a standout feature, equipped with contemporary fittings that make cooking a pleasure. The layout of the house is both practical and appealing, ensuring a warm and welcoming atmosphere throughout.

Outside, the property benefits from a forecourt at the front, adding to its curb appeal, while the lovely rear yard offers a private outdoor space, ideal for enjoying sunny days or hosting barbecues with family and friends.

Importantly, this property is offered with no onward chain, making the buying process straightforward and hassle-free. With its prime location and attractive features, this terraced house on Lansdowne Street is a wonderful place to call home.

### Entrance Vestibule

### Lounge

### Dining Room

### Kitchen

### First Floor

### Bedroom One

### Bedroom Two

### Bathroom

### 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 0 ft 2 / 0 m 2
Plot size -
Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
8 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.




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.
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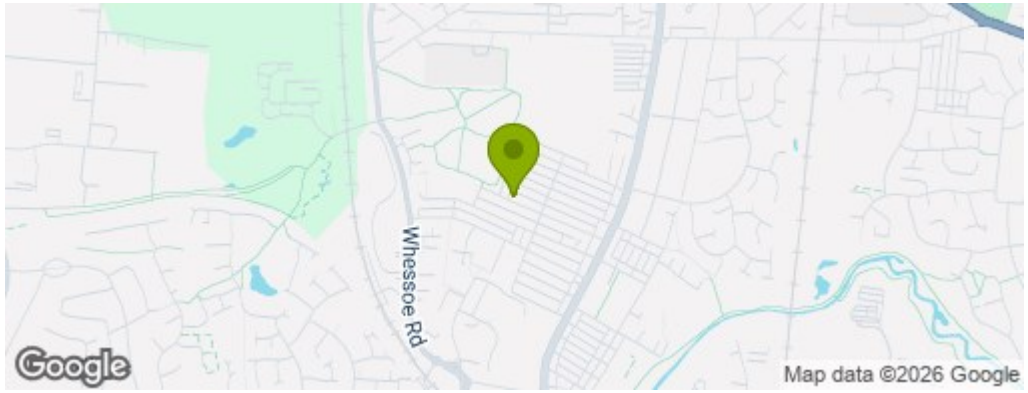


## Property Information

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