

Craig Street, Darlington, DL3 6HH  
Offers in the region of £115,000

**estates<sup>4</sup>**  
'The Art of Property'



Craig Street, Darlington, DL3 6HH  
Offers in the region of £115,000  
Council Tax Band: A

Nestled on this charming street, we have pleasure in marketing this delightful mid-terrace home, presenting an excellent opportunity for first-time buyers or small families. The property is ideally situated close to the town centre and the Memorial Hospital, making it a convenient choice for those who appreciate accessibility and community amenities.

As you enter, you are welcomed by a useful entrance vestibule that leads into a cosy yet spacious lounge, perfect for relaxation. The well-appointed dining kitchen offers space for entertaining, a rear lobby provides additional practicality, and the good-sized ground floor shower room, complete with double walk-in shower.

Upstairs, you will find two generously sized double bedrooms, with the principal bedroom particularly spacious, allowing for comfortable living. The property boasts tasteful decoration throughout, creating a warm and inviting atmosphere.

Features also include gas central heating via a Baxi 'combi' boiler and UPVC double glazing. The lovely position of the house offers views over the 'Dene' at the rear, enhancing the overall appeal of this home. Well-priced in today's market, this property is a must-see for anyone looking to make a smart investment or find their first home in a desirable location.

Please note:  
Council tax Band - A  
Tenure - Freehold  
Total sq ft and room dimensions to be considered a guide only.

Following acceptance of an offer, the prospective buyer(s) will be required to pay £30 (inc. VAT) per client, to cover the cost of anti-money laundering checks conducted by Estates, in compliance with HMRC regulations.

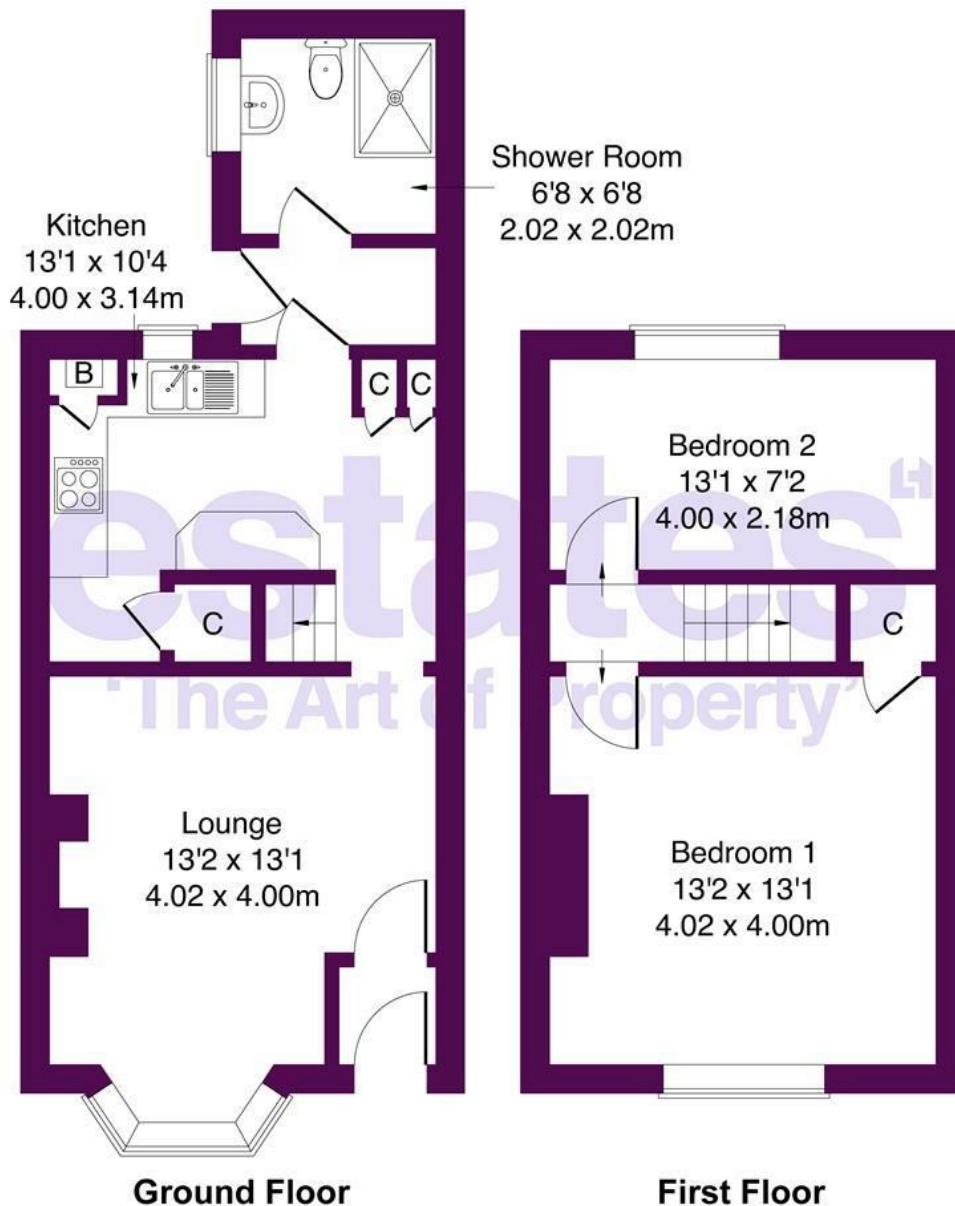
**Estates 'The Art of Property'**  
Professional Estate Agents, selling homes across Darlington, Newton Aycliffe, Teesside & North Yorkshire with creative & inviting marketing strategies! Property appraisals available 7 days a week!

**Disclaimer:**  
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# Craig Street

Approximate Gross Internal Area: (710 sq ft - 66 sq m.)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		66
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	