Cumberland Street

Darlington DL3 0LZ

Offers Over £69,950

Venture
PROPERTIES

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x 2 x 1 x 1

- Two Bedroom Mid Terrace
- Extended To The Rear
- Priced To Sell
- Two Reception Rooms
- Ideal Investment
- EPC Grade D
- No Chain
- Close To Amenities
- Council Tax Band A

Nestled on Cumberland Street in the charming town of Darlington, this neat and tidy two-bedroom mid-terrace house presents an excellent opportunity for both first-time buyers and investors alike. The property boasts a welcoming atmosphere, enhanced by a single-storey extension at the rear, which provides additional living space for your comfort.

Upon entering, you will find two well-proportioned reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. The layout is both practical and inviting, making it easy to envision your personal touch throughout the space. The two bedrooms offer ample room for relaxation, while the bathroom is conveniently located to serve the household's needs.

One of the standout features of this property is that it comes with no onward chain, allowing for a smooth and efficient purchase process. This aspect is particularly appealing for those looking to move in quickly or for investors seeking a hassle-free acquisition.

Cumberland Street is situated in a desirable area of Darlington, providing easy access to local amenities, schools, and transport links. This home is not only a fantastic investment opportunity but also a wonderful place to create lasting memories. Do not miss the chance to view this delightful property, which is sure to attract a wide range of buyers.

Entrance
With door into lounge.

Lounge
12'6" x 9'5" (3.82 x 2.88)
Sit situated to the front of the property with double glazed window, gas and heating radiator and feature fireplace.

Dining Room
12'7" x 10'7" (3.84 x 3.24)
Situated to the rear of the property with double glazed window, gas and heating radiator, feature fireplace and under stairs storage cupboard.

Kitchen
5'5" x 13'0" (1.66 x 3.98)
Situated to the rear of the property with a range of wall and floor units with contrasting work surfaces, cooker connection point, double glazed window to side elevation and access leading into the real lobby.

Lobby
With storage facilities and rear back door leading out to the pleasing yard.

Bathroom
5'0" x 7'4" (1.53 x 2.26)
With a sweet comprising panel bath, pedestal wash and basin, law level WC and double glazed window to side elevation.

First Floor
Landing.

Bedroom One
12'7" x 9'8" (3.86 x 2.97)
Bedroom 1 is a tranquil space with soft grey carpeting and bright white walls. A ceiling light fan provides practical illumination and air circulation. The room features a large window with vertical blinds, allowing for ample natural light and privacy as needed. A radiator beneath the window offers heating, and the simple decor creates a versatile space ready to personalise.

Bedroom Two
12'9" x 10'9" (3.89 x 3.29)
Bedroom 2 is a spacious room with warm laminate flooring and white walls, providing a blank canvas to suit a variety of styles. A large window fitted with vertical blinds lets in plenty of daylight, and a radiator beneath ensures the room stays cosy. The ceiling light fan adds functional lighting and air flow. The generous proportions make this an ideal main bedroom or guest room.

Externally
The Property enjoys a sunny courtyard to the rear with rear gate access for the real lane.

Property Details
Local Authority: Darlington
Council Tax Band: A
Annual Price: £1,581
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

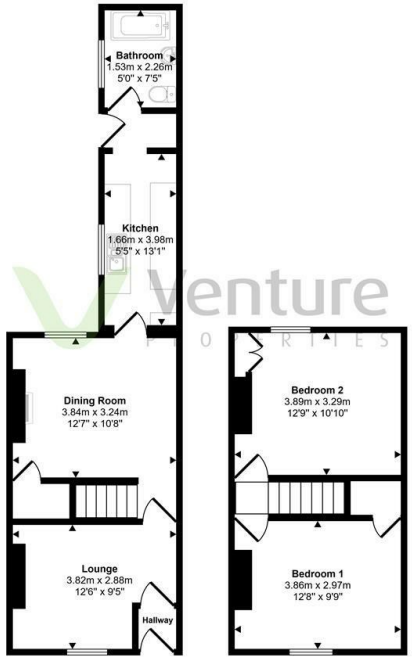
Basic
7 Mbps
Superfast
75 Mbps
Ultrafast
10000 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

Tenure
Freehold

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

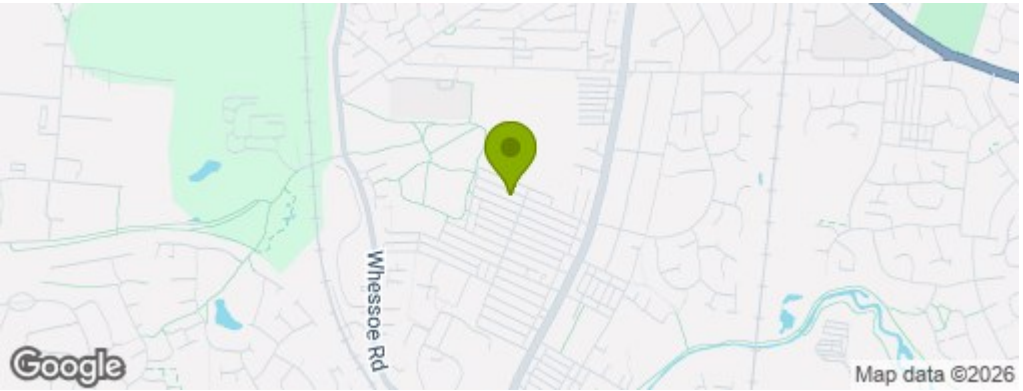
Approx Gross Internal Area
67 sq m / 725 sq ft



Ground Floor
Approx 39 sq m / 418 sq ft

First Floor
Approx 29 sq m / 307 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.



Property Information

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