



**Streatlam Road**

Darlington DL1 4XG

**Offers Over £100,000**





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

# Streatlam Road

Darlington DL1 4XG



- No Onward Chain
- Close to Many Amenities
- Council Tax Band A

- Three Bedroom Mid Terrace
- Enclosed Courtyard to the Rear
- Ideal Investment Opportunity

- Open Plan Kitchen/Dining Room
- EPC Rating E
- Popular Eastbourne Area of Darlington

Located in the popular Eastbourne area of Darlington, this three-bedroom mid-link terraced house presents an excellent opportunity for first-time buyers or investors alike. The property is conveniently located on Streatlam Road, providing easy access to local schools, the railway station, bus routes, and a variety of amenities, making it an ideal choice for families and commuters.

With an entrance porch, a welcoming reception room and open-plan kitchen and dining area, this property is perfect for entertaining guests or enjoying family meals.

The property boasts two generously sized double bedrooms, offering ample space for relaxation and rest, alongside a single bedroom that can serve as a child's room, guest room, or home office. The ground floor cloakroom adds convenience, while the first-floor bathroom provides essential facilities for the household.

This home is not only practical but also offers a wonderful opportunity to create lasting memories in a vibrant community. With its ideal location and thoughtful layout, this property is sure to attract interest. Do not miss the chance to make this delightful house your new home.

The property is offered to the market with no onward chain and viewing is essential.

## Entrance Lobby

Door and window to side with space for coat/shoe storage.

## Lounge

16'2 x 11'5 (4.93m x 3.48m)  
Window to front.

## Dining Area

13'0 x 9'2 (3.96m x 2.79m)  
Open aspect to kitchen area, walk in storage cupboard and plenty of space for a dining table and chairs or seating.

## Kitchen Area

9'0 x 8'4 (2.74m x 2.54m)  
Window to rear, fitted wall, base and drawer units, stainless steel sink with mixer

tap, space for a cooker and fridge freezer, with plumbing and space for a dishwasher and washing machine. Tiled splashbacks and laminate flooring.

## Ground Floor Cloakroom

Obscure window to rear, w.c and wash hand basin with tiled splashback.

## First Floor Landing

With storage cupboard and access to loft.

## Bedroom One

14'6 x 10' (4.42m x 3.05m)  
Window to rear and fitted wardrobes.

## Bedroom Two

12'5 x 9' (3.78m x 2.74m)  
Window to front, fitted wardrobes and cupboard.

## Bedroom Three

9'0 x 7'3 (2.74m x 2.21m)  
Window to front.

## Family Bathroom

Obscure window to rear, panelled bath with shower over, w.c and wash hand basin with part tiled walls. Storage cupboard housing hot water cylinder.

## Externally

To the front there is an enclosed forecourt garden.  
To the rear you will find an enclosed, fully paved courtyard with a brick outhouse for storage, with secure rear access

## Tenure

This Property is Freehold

## Property Details

Local Authority: Darlington  
Council Tax Band: A  
Annual Price: £1,663  
Conservation Area No  
Flood Risk Very low

Floor Area 947 ft<sup>2</sup> / 88 m<sup>2</sup>  
Plot size 0.03 acres  
Mobile coverage

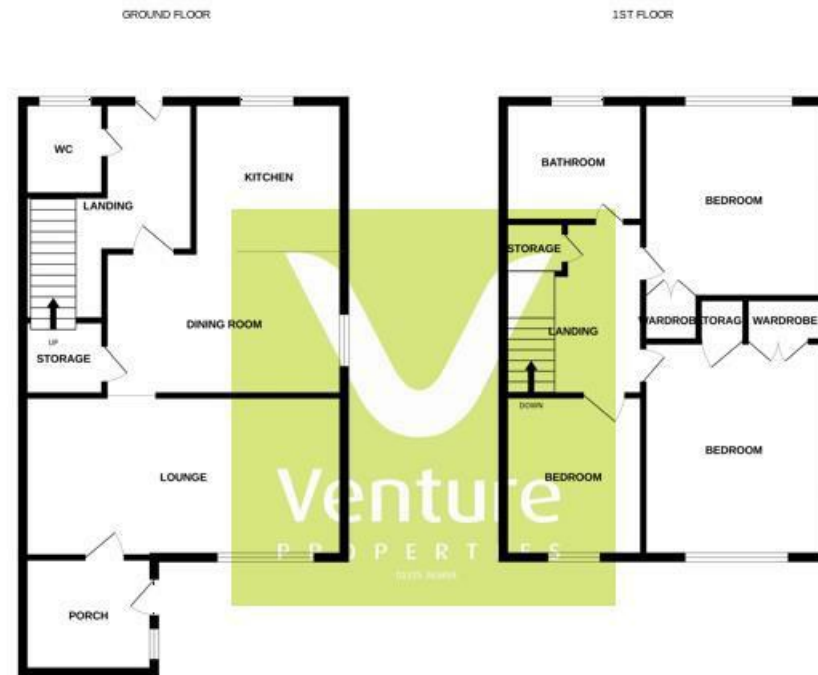
EE  
Vodafone  
Three  
O2  
Broadband

Basic  
1 Mbps  
Superfast  
80 Mbps  
Ultrafast  
1000 Mbps  
Satellite / Fibre TV Availability

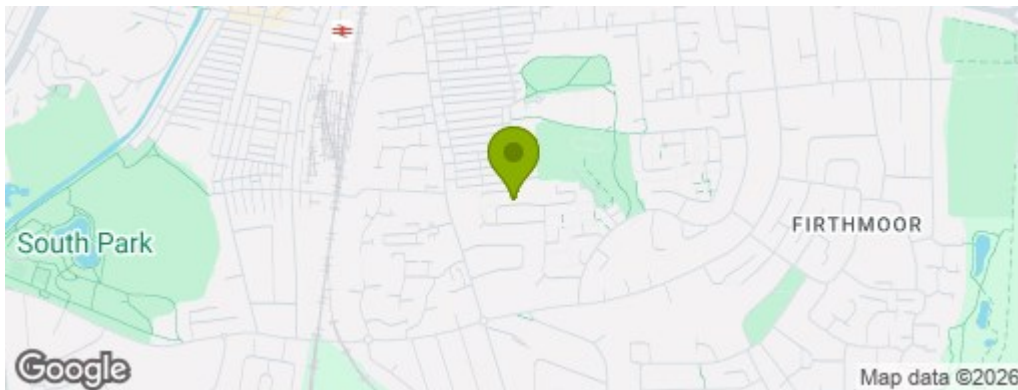
BT  
Sky  
Virgin

## 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



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other details 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 fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Lettingo 10/2016



## Property Information

**01325 363858**

45 Duke Street, Darlington, County Durham, DL3 7SD  
[sales@venturepropertiesuk.com](mailto:sales@venturepropertiesuk.com)