



**Henderson Street**

Darlington DL1 5EH

**Offers In The Region Of £105,000**





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# Henderson Street

## Darlington DL1 5EH



- Refurbished End Terrace House
- South Park Location
- EPC Rating E

- No Onward Chain
- Ideal Family Home

- Two Reception Rooms
- Council Tax Band A

Welcome to Henderson Street. This well presented three bedroom end terraced property located in the popular South Park area of Darlington, presents an excellent opportunity for both investors and those seeking a comfortable home. Boasting three well-proportioned bedrooms, this property is perfect for families or individuals looking for extra space.

The house features two inviting reception rooms, providing ample room for relaxation and entertaining guests. The layout is both practical and welcoming, ensuring that every corner of the home is utilised effectively. The single bathroom is conveniently located, catering to the needs of the household.

Situated close to local amenities, residents will enjoy easy access to shops, schools, and recreational facilities, making daily life both convenient and enjoyable. The location is well-connected, ensuring that commuting to nearby areas is straightforward.

In summary, this end terrace house on Henderson Street is a fantastic investment opportunity, offering a blend of comfort, space, and convenience. Whether you are looking to invest or find a new home, this property is certainly worth considering.

### Entrance Hall

With tiled flooring, stairs to the first floor, Upvc door to the side.

### Lounge

14'8 x 14' (4.47m x 4.27m)

Upvc double glazed bay window to the front, feature wooden fireplace with marble hearth and cast iron back, coving and ceiling rose, radiator and oak flooring.

### Dining Room

13'2 x 10'7 (4.01m x 3.23m)

Upvc double glazed window to the rear, radiator, recess into chimney breast and oak flooring.

### Kitchen

16'8 x 7'9 (5.08m x 2.36m)

Two upvc double glazed windows to the side and door to the side, fitted with a quality range of stylish walnut and white wall, base and drawer units with contrasting work surfaces and matching splash backs, soft closing deep pan drawers, integrated recycle bin, integrated dishwasher, integrated fridge/freezer, space for washing machine, one and a half bowl stainless steel sink unit with mixer tap, four ring induction hob, double oven and extractor, vertical radiator, under stairs storage cupboard.

### First Floor Landing

Landing. Upvc double glazed window to the side, airing cupboard housing the boiler and radiator.

### Bedroom One

12' x 14' (3.66m x 4.27m)

Upvc double glazed windows to the front and side elevation, radiator, feature cast iron fireplace with tiled back and hearth.

### Bedroom Two

13'8 x 8'2 (4.17m x 2.49m)

Upvc double glazed window to the rear, cast iron fireplace and radiator.

### Bedroom Three

8'2 x 7'11 (2.49m x 2.41m)

Upvc double glazed window to the rear, radiator and loft access.

### Bathroom

Re-fitted with a panelled bath with shower and mixer tap and shower screen, low level wc., wash hand basin with vanity drawer, obscure window to the side, heated towel rail, ceiling spotlights and part tiled walls.

### Externally

To the rear there is a courtyard with gated access and two brick built sheds.

### Tenure

Freehold

### Property Details

Local Authority: Darlington

Council Tax Band: A

Annual Price: £1,581

Conservation Area No

Flood Risk Very low

Floor Area 1,087 ft 2 / 101 m 2

Plot size 0.02 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

7 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

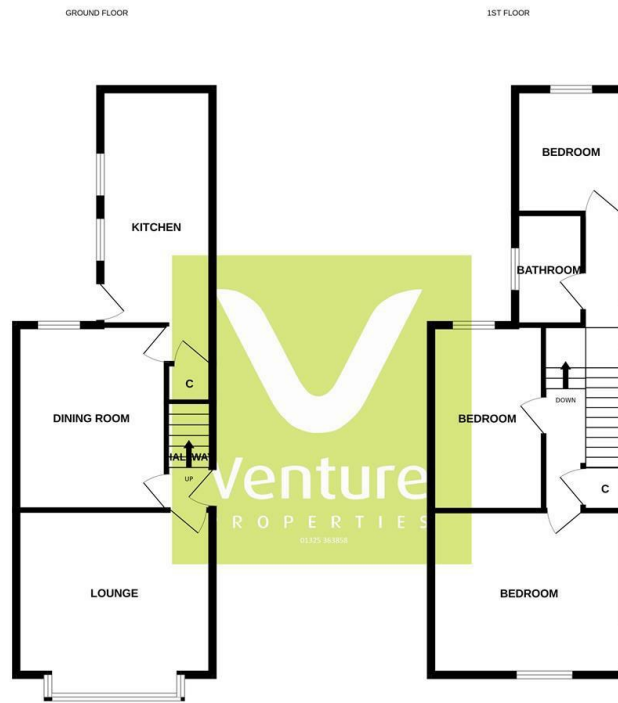
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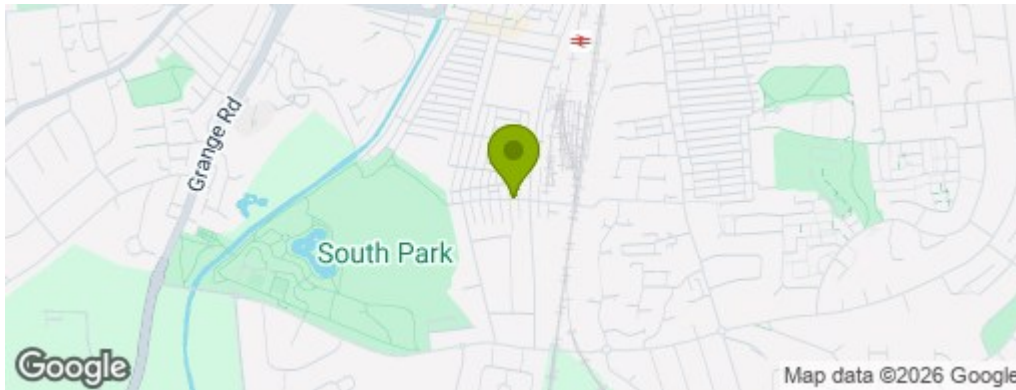
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### Note

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 errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The area, dimensions and appearance of the property may differ from the plan shown and no guarantee as to their accuracy or efficiency can be given.



## Property Information

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