



**China Street**  
Darlington DL3 0EJ  
£50,000





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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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# China Street

Darlington DL3 0EJ



- Two Bedroom Property
- Heaps of Potential
- Epc Rating E

- Close to Shops and Schools
- Outdoor Space to Rear
- Excellent Transport and Travel Links

- Ideal Investment Opportunity
- Council Tax Band A
- No Chain

In the heart of Darlington, this terraced house on China Street presents an exciting investment opportunity for those looking to make their mark in the property market. With two well-proportioned bedrooms and a reception room, this home offers a solid foundation for renovation and personalisation.

The property is situated near North Road, providing convenient access to local amenities and transport links, making it an ideal choice for both first-time buyers and seasoned investors. While the house is in need of refurbishment, this allows for the new owner to create a living space that truly reflects their style and preferences.

With its potential for transformation, this property is not just a house; it is a canvas waiting for your vision. Whether you are looking to create a comfortable home or seeking a project that promises a rewarding return on investment, this terraced house on China Street is a prospect worth considering. Embrace the opportunity to breathe new life into this property and make it your own.

## Entrance Hall

Upvc door to front.

## Lounge

13'2 x 12'11 (4.01m x 3.94m)

Upvc double glazed window to front and staircase to first floor

## Kitchen

12'3 x 8'9 (3.73m x 2.67m)

Upvc double glazed window to rear, fitted with wall, base and drawer units, stainless steel sink, space for a cooker and washing machine. Under stairs storage cupboard and radiator.

## Ground Floor Bathroom

Upvc double glazed window to rear, bath with shower over and screen, w.c, wash hand basin and radiator.

Vodafone  
Three  
O2  
Broadband

## First Floor Landing

Upvc double glazed window to rear.

Basic  
8 Mbps  
Superfast  
80 Mbps  
Ultrafast  
10000 Mbps  
Satellite / Fibre TV Availability

## Bedroom One

12'9 x 10'7 (3.89m x 3.23m)

Upvc double glazed window to front, storage cupboard and radiator.

BT  
Sky  
Virgin

## Bedroom Two

9'7 x 5'11 (2.92m x 1.80m)

Upvc double glazed window to rear and radiator.

## 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

## Exteranly

To the rear is an enclosed yard with gated access to rear lane.

## Tenure

Freehold

## 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

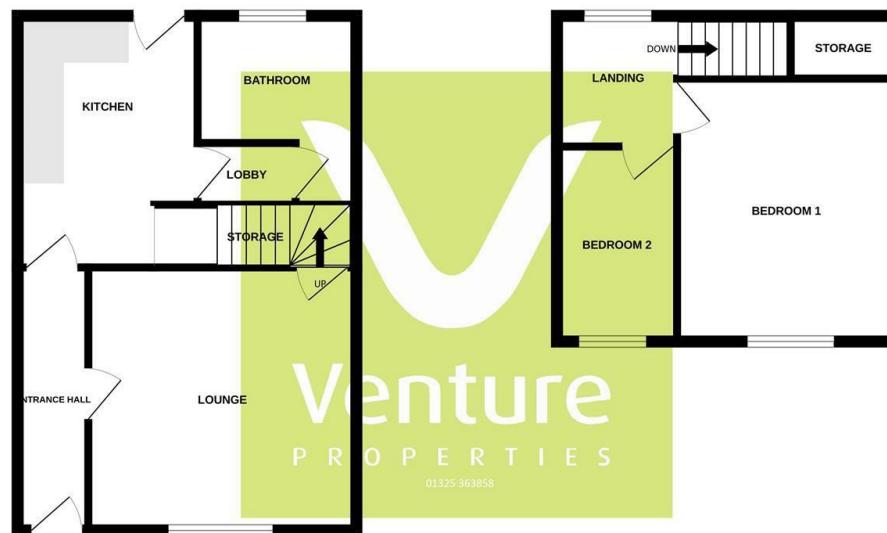
Plot size 0.01 acres

Mobile coverage

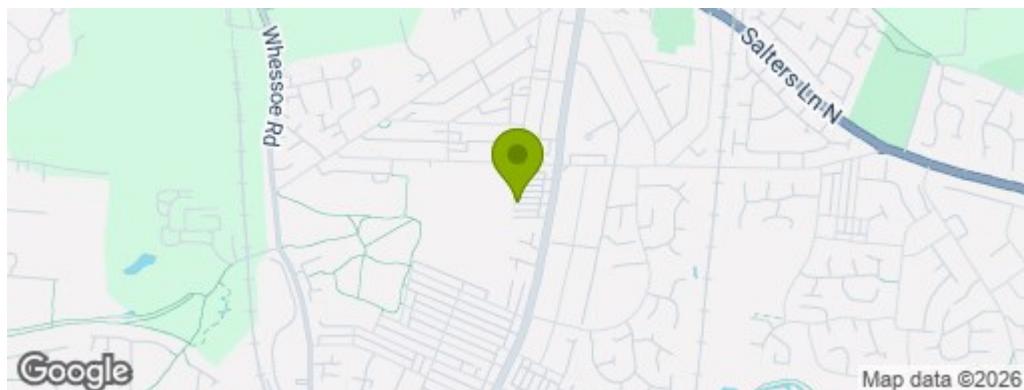
EE

GROUND FLOOR

1ST FLOOR



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 inaccuracy. Prospective purchasers are advised to make their own measurements and/or seek professional advice as to their operability or efficiency can be given.  
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## Property Information

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