



Barron Street

Darlington DL3 6RA

Or Nearest Offer £85,000





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

Barron Street

Darlington DL3 6RA



- Two Bedroom Terraced Property
- Ideal Investment Opportunity
- Council Tax Band A

- Popular Denes Location
- Easy Access to Travel and Transport Links
- EPC Rating D

- Close to Shops, Schools and Amenities
- Priced to Sell

Welcome to Barron Street, this delightful two-bedroom terraced house presents an excellent opportunity for both first-time buyers and savvy investors alike. The property boasts a well-proportioned reception room, perfect for relaxing or entertaining guests, and two comfortable bedrooms that offer a peaceful retreat at the end of the day.

The house features a practical bathroom, ensuring convenience for daily living. With an enclosed yard to the rear, providing a private outdoor space that can be transformed into a lovely garden or a quaint seating area for enjoying the fresh air.

With its prime location in a desirable neighbourhood, this home is ideally positioned for easy access to local amenities, schools, and transport links, making it a perfect choice for families or professionals. The property is currently priced to sell, making it an attractive investment opportunity in a thriving area.

Whether you are looking to make your first step onto the property ladder or seeking a promising addition to your investment portfolio, this terraced house on Barron Street is not to be missed. Embrace the potential this home has to offer and arrange a viewing today.

Entrance Vestibule

Upvc door to front.

Lounge

13'4 x 11'6 (4.06m x 3.51m)

Upvc double glazed bay window to front, electric fire in surround and radiator.

Kitchen

13'4 x 10'5 (4.06m x 3.18m)

Upvc double glazed window to rear, fitted with wall, base and drawer units, four ring gas hob with extractor over and oven. Stainless steel sink with mixer tap, space for a fridge freezer and washing machine. Radiator. Door to lobby.

Lobby

Upvc door to side and storage cupboard.

Ground Floor Bathroom

Upvc double glazed obscure window to side, shower cubicle, w.c, wash hand basin and radiator.

First Floor Landing

Bedroom One

13'5 x 11'7 (4.09m x 3.53m)

Upvc double glazed window to front and radiator.

Bedroom Two

13'5 x 7'2 (4.09m x 2.18m)

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

Externally

To the rear there 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

Vodafone

Three

O2

Broadband

Basic

15 Mbps

Superfast

109 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

BT

Sky

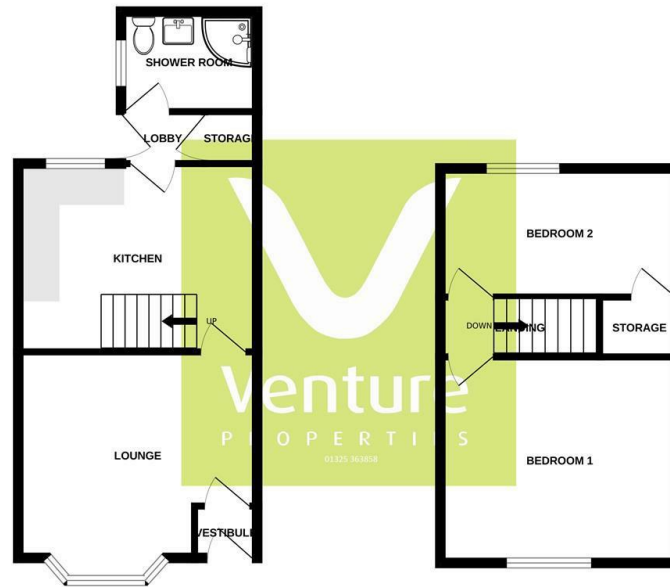
Virgin

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.

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 errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown are for information only and no guarantee is given as to their quantity or efficiency can be given. Made with Mapbox ©2024



Property Information

01325 363858

45 Duke Street, Darlington, County Durham, DL3 7SD
sales@venturepropertiesuk.com