Gladstone Street

Darlington DL3 6LE

Offers Over £72,000

Venture
PROPERTIES

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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x 2 x 2 x 2

- AUCTION - 2 BEDROOMS
- Close To Local Amenities
- Denes Location
- Council Tax Band A
- Downstairs W/C
- EPC Rating C

Two bedroom, terraced property, situated in the Denes area of Darlington. The property is close to the Town Centre as well as schools and bus routes. The property has two double bedrooms and two bathrooms and is on the doorstep of many local amenities.

Council Tax Band A.

Entrance Vestibule
UPVC door, leading to.

Hallway
Double radiator and stairs leading to first floor.

Dining Room
13'0" x 11'3 (3.96m x 3.43m)
Dining area with double glazed window, leading to downstairs bathroom.

Living Room
13'2" x 11'1 (4.01m x 3.38m)
Double glazed bay window and double radiator.

Downstairs Bathroom
Vinyl flooring, low level w/c, wash hand basin and walk in shower cubicle with part tiled walls.

Kitchen
13'10" x 5'11 (4.22m x 1.80m)
Vinyl flooring, kitchen suite comprising floor, wall and drawer units, contrasting work surfaces, stainless steel sink and mixer tap, electric oven and hob with extractor, part tiled walls, double glazed window and under stairs storage cupboard.

First Floor
Double glazed window and airing cupboard.

Bedroom One
14'9" x 11'8 (4.50m x 3.56m)
Double bedroom situated to the front of the property with double glazed window and double radiator.

Bedroom Two
13'0" x 9'2 (3.96m x 2.79m)
Double bedroom situated to the rear of the property with double glazed window and double radiator.

Bathroom
Vinyl flooring, bathroom suite comprising low level w/c, wash hand basin, panelled bath with over head shower and shower screen, tiled walls, double glazed window and double radiator.

Externally
Enclosed yard to rear with gated access to alleyway.

Council Tax
Band A

Tenure
Freehold

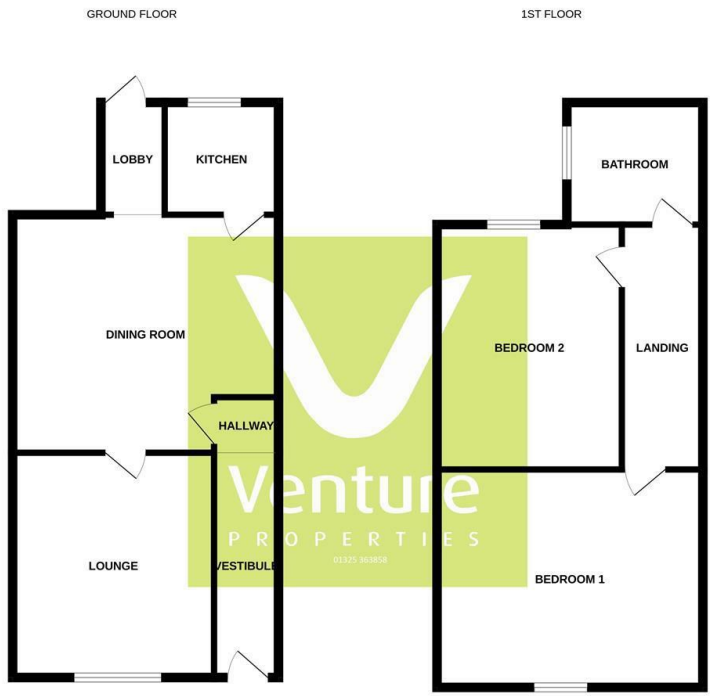
Note
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification 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

Property Information
Local Authority
Darlington
Council Tax
Band:
A
Annual Price:
£1,506
Conservation Area
No
Flood Risk
No Risk
Floor Area
871 ft 2 / 81 m 2
Plot size
0.02 acres
Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
18 Mbps
Superfast
80 Mbps
Ultrafast
9000 Mbps
Satellite / Fibre TV Availability

BT
Sky



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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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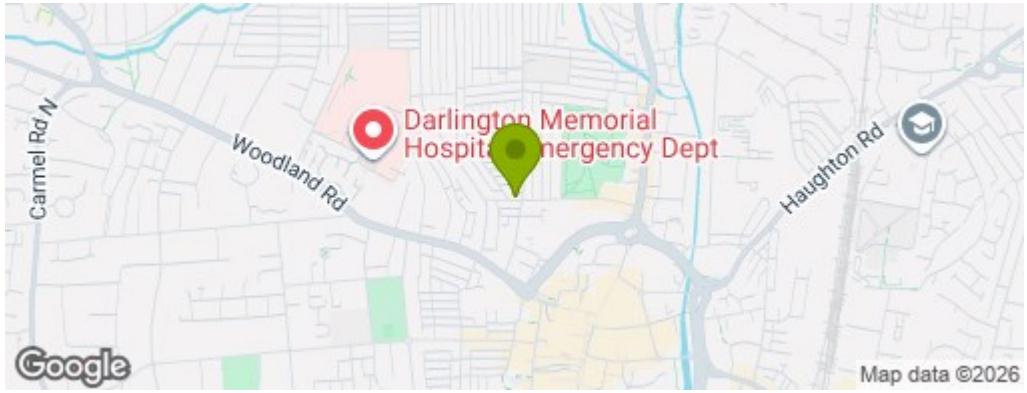

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