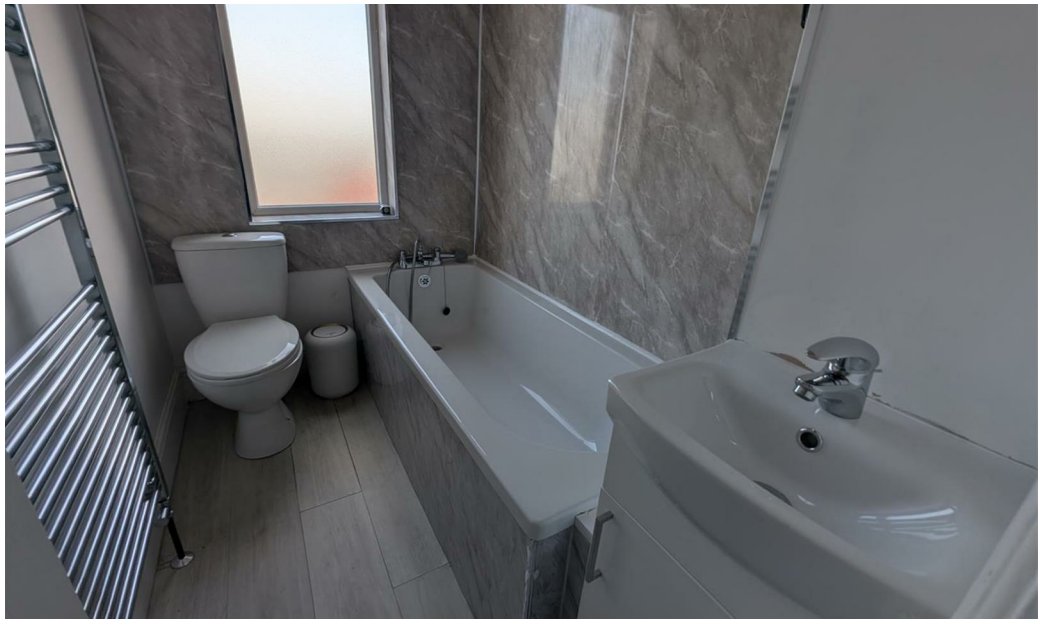
Montrose Street

Darlington DL1 1JU

Offers Over £85,000

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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Montrose Street

Darlington DL1 1JU

x 2 x 1 x 1

- Two Bedroom Mid Terraced House
- Newly Installed Fixtures and Fittings
- Council Tax Band A
- Haughton Area of Darlington
- Excellent Transport Links
- EPC Rating D
- Perfect For Investors or First Time Buyers
- Courtyard To Rear

Located on Montrose Street close to the town centre of Darlington, this well-presented two-bedroom mid-terraced house offers an excellent opportunity for both first-time buyers and investors alike. The property is conveniently located, providing easy access to a variety of retail parks and local schools, making it an ideal choice for families and professionals.

Upon entering, you will find a welcoming reception room that sets the tone for the rest of the home. The modern fitted kitchen is a highlight, designed to meet the needs of contemporary living, together with a modern bathroom. The two bedrooms are well-proportioned, providing comfortable spaces for relaxation and rest.

This property not only boasts a prime location but also presents good investment potential, making it a wise choice for those looking to enter the property market. With its appealing features and proximity to essential amenities, viewing is highly recommended to fully appreciate what this delightful home has to offer. Don't miss the chance to make this lovely terraced house your own.

Entrance Vestibukle

Lounge
13' x 12'5 (3.96m x 3.78m)
Bay window to front, storage cupboard

Kitchern
13' x 10'2 (3.96m x 3.10m)
Window and door to rear, fitted with wall, base and drawer units, stainless stell sink with mixer tap, electric hob and oven with extractor over. Space for a washing machine and fridge freezer.

First Floor

Bedroom One
13' x 12'3 (3.96m x 3.73m)
Window to front, storage cupboard.

Bedroom Two
10'2 x 7'9 (3.10m x 2.36m)
Window to rear.

Bathroom
Obscure window to rear, bath with shower over, wash hand basin in vanity and low level w/c.

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

Tenure
Freehold

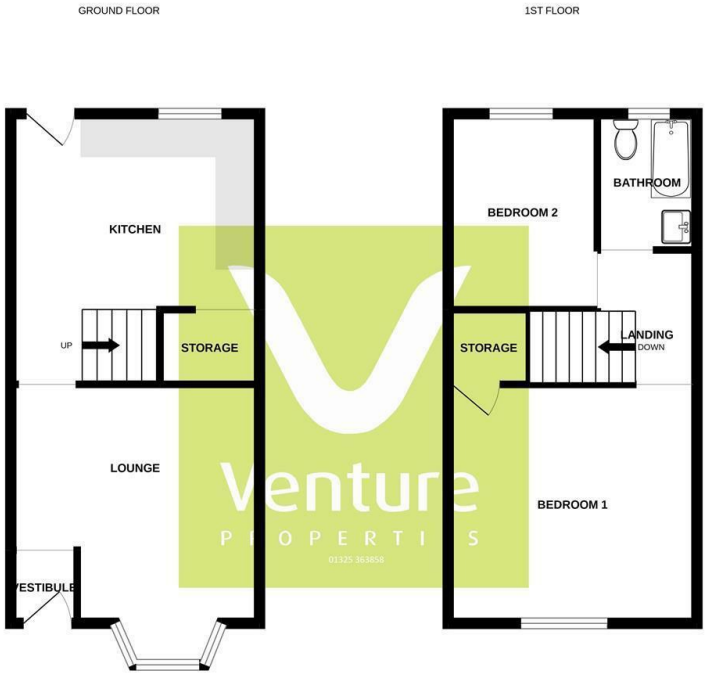
Propety Details
Local Authority: Darlington
Council Tax Band: A
Annual Price: £1,663
Conservation Area No
Flood Risk Very low
Floor Area 699 ft 2 / 65 m 2
Plot size 0.02 acres
Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
13 Mbps
Superfast
80 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.



Property Information

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