



George Street

Darlington DL1 5DW

Offers In The Region Of £75,000





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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- Two Bedrooms
- South Park Location
- EPC Rating D

- Two Reception Rooms
- Close To Railway Station
- Council Tax Band A

- Mature Terraced Property
- GCH Boiler
- Ideal Investment Opportunity

In the South Park area of Darlington, this mid-terrace house on George Street presents an excellent opportunity for both investors or first-time buyers. The property boasts two well-proportioned reception rooms, providing ample space for relaxation and entertaining. With two comfortable bedrooms, it is perfectly suited for small families or those seeking a cosy home.

The house features a practical bathroom, ensuring convenience for everyday living. A notable highlight is the rear yard, which offers a private outdoor space, ideal for enjoying the fresh air or hosting gatherings.

This property could be sold with a sitting tenant, making it an attractive investment opportunity for those looking to expand their portfolio. The location is highly desirable, with easy access to local amenities and the beautiful South Park, perfect for leisurely strolls.

In summary, this terraced house on George Street is a fantastic find, combining comfort, potential, and a prime location. Whether you are looking to invest or find your next home, this property is well worth considering.

Entrance Hallway

Upvc door to front, staircase to first floor landing and radiator.

Lounge

10'10 x 10'10 (3.30m x 3.30m)

Upvc double glazed window to front, deep coving to ceiling, electric log burner and radiator.

Dining Room

14'05 x 10'05 (4.39m x 3.18m)

Upvc double glazed window to rear, under stairs storage and radiator.

Kitchen

9'09 x 5'03 (2.97m x 1.60m)

Upvc double glazed window and door to side, fitted with wall, base and drawer units, stainless steel sink, space for a cooker and washing machine. Tiled splashbacks and radiator.

First Floor Landing

Bedroom One

14'06 x 10'09 (4.42m x 3.28m)

Upvc double glazed window to front and radiator.

Bedroom Two

10'06 x 9'07 (3.20m x 2.92m)

Upvc double glazed window to rear and radiator.

Jack and Jill Bathroom

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

Externally

Enclosed yard to rear with gated access to rear lane and brick built storage shed.

Tenure

Freehold

Property Details

Local Authority: Darlington

Council Tax Band: A

Annual Price: £1,581

Conservation Area No

Flood Risk Very low

Floor Area 796 ft² / 74 m²

Plot size 0.02 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

12 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

Note

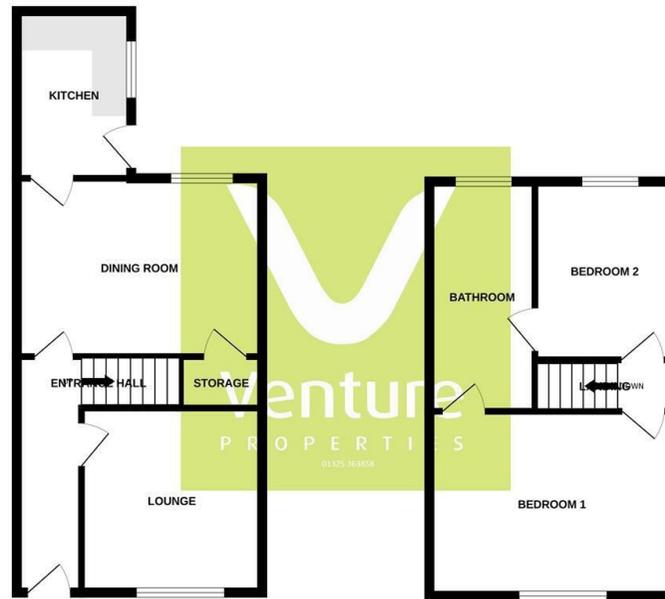
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Disclaimer

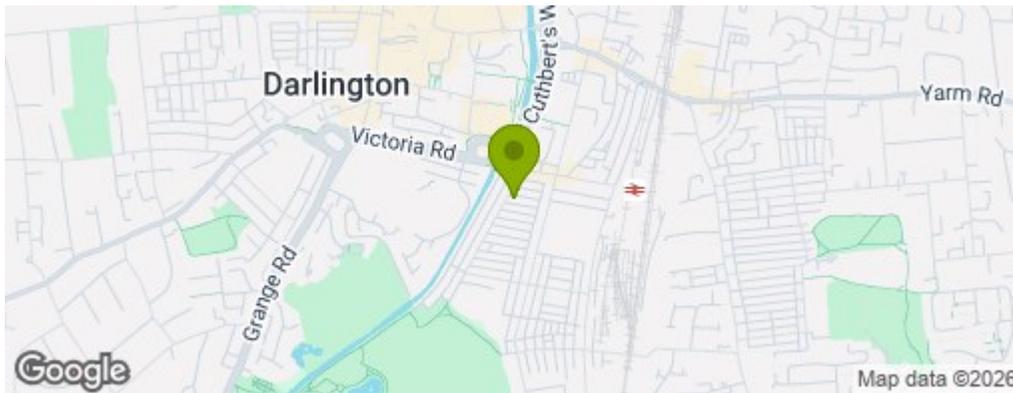
**Photos were taken prior to tenancy

GROUND FLOOR

1ST FLOOR



While 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 information purposes only and should not be used as a basis for any prospective purchase. The services of a professional surveyor have not been used and no guarantee as to their accuracy or efficiency can be given.
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