



**Yarm Road**

Darlington DL1 1XE

**Offers In The Region Of £130,000**

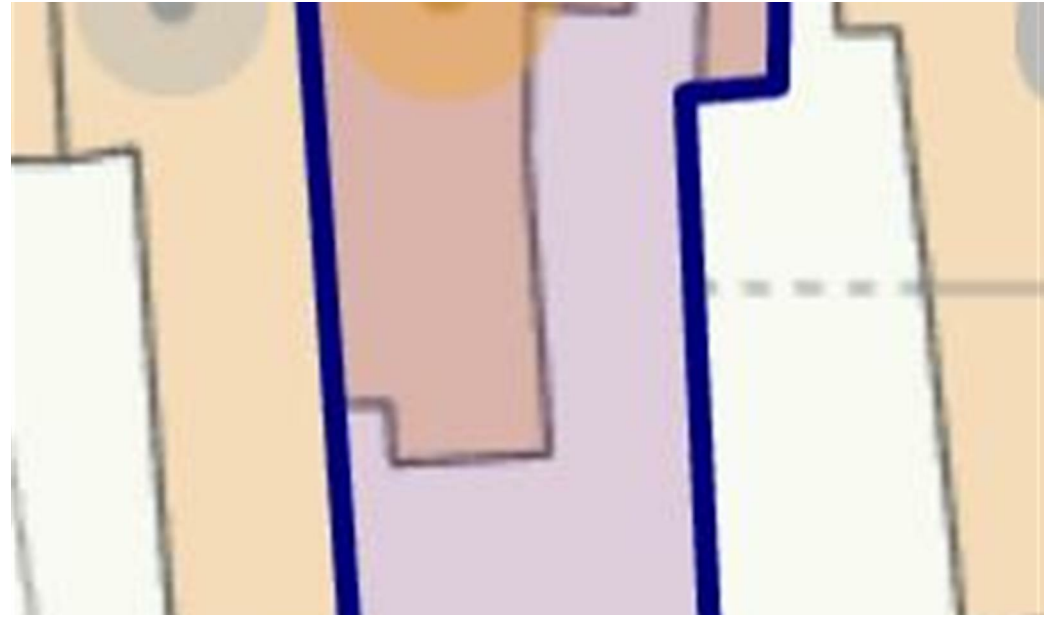




This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely 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 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 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

# Yarm Road

Darlington DL1 1XE



- Four Bedroom Terraced Property
- Close to Town Centre and All Amenities
- EPC Rating D

- Gardens To Front and Rear
- No Onward Chain
- Excellent Travel and Transport Access

- Garage
- Council Tax Band A
- Two Reception Rooms

Believed to have originated as two separate cottages dating from approximately 1800–1900, this charming property has been thoughtfully combined to create a surprisingly spacious family home, rich in character and period appeal.

Ideally positioned on Yarm Road in the popular town of Darlington, this substantial terraced residence presents an excellent opportunity for both families and investors. The accommodation comprises four well-proportioned bedrooms and two inviting reception rooms, offering ample space for day-to-day living as well as entertaining guests.

The home benefits from a generous bathroom and a versatile layout that can easily adapt to a range of lifestyle requirements. While some modernisation would enhance the property further, it has been realistically priced to reflect this, providing buyers with the chance to personalise and add value.

Externally, there is a sizeable private garden complete with a potting shed, along with a garage ideal for storage or secure parking, plus additional off-street parking for one vehicle.

Available with no onward chain, this distinctive and characterful home is ready for its next owner to make it their own. Whether you are a first-time buyer, a growing family, or an investor, this Yarm Road property offers space, charm, and exciting potential.

## Entrance Hall

Door to front and stairs to the first floor.

## Lounge

Situated to the front with window to front elevation, central heating radiator and feature fireplace with wood burner.

## Dining Room

Situated to the rear of the home, with stairs to the first floor and access into the kitchen.

## Kitchen

Situated to the rear with a quality range of wall and floor units with contrasting worksurfaces, cooker connection point, plumbing for an automatic washing machine, pantry store and rear back door

## Ground Floor W.C

With low level w.c and wash hand basin.

## First Floor Landing

### Bedroom One

Situated to the front a good sized double room with feature fireplace

### Bedroom Two

Situated to the side another good sized double room.

### Bedroom Three

Situated to the front.

### Bedroom Four

Situated to the rear.

## Bathroom

A spacious room with shower set within a cubicle, wash hand basin and low level W.C.

## Externally

To the front is an enclosed forecourt with gated access and access to a single garage with driveway to front.

To the rear the property stands on a prime plot with extensive rear garden and potting 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 0 ft 2 / 0 m 2  
Plot size 0.08 acres  
Mobile coverage

EE  
Vodafone  
Three  
O2  
Broadband

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

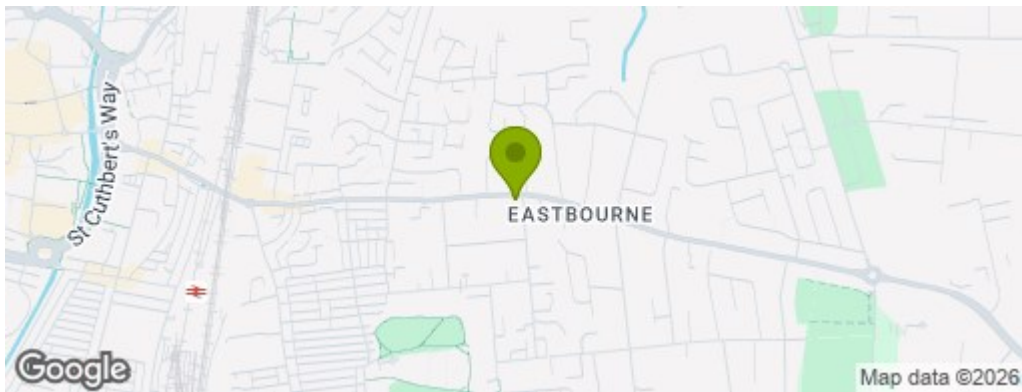
BT  
Sky  
Virgin

## 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.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



## Property Information

01325 363858

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