



**Eldon Street**  
Darlington DL3 0NP  
**£70,000**





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# Eldon Street

Darlington DL3 0NP



- Two Bedroom End Terrace Property
- Ideal Investment Opportunity
- Council Tax Band A

- Two Reception Rooms
- Close to Shops, Schools and Facilities
- EPC Rating D

- Garage
- Excellent Travel & Transport Links

Eldon Street in the charming town of Darlington, this end-terrace house presents an excellent opportunity for both first-time buyers and savvy investors alike. The property boasts two well-proportioned bedrooms, making it ideal for small families or those seeking a comfortable living space.

Upon entering, you will find a welcoming reception room and the layout is practical and functional, ensuring that every corner of the home is utilised effectively. The property also features a bathroom that caters to all your essential needs.

One of the standout features of this home is the inclusion of a garage, providing secure parking for one vehicle and additional storage space. This is a rare find in urban settings and adds significant value to the property.

Conveniently located, this residence is just a stone's throw away from a variety of local amenities, including shops, schools, and parks, making it an ideal choice for those who appreciate the convenience of having everything within easy reach.

Whether you are looking to invest in a promising rental property or seeking a comfortable home to settle into, this two-bedroom end-terrace house on Eldon Street is a fantastic option that should not be overlooked. With its blend of practicality, location, and potential, it is sure to attract considerable interest.

## Entrance Vestibule

Upvc door to front.

## Lounge

14'5 x 13'6 (4.39m x 4.11m)

Upvc double glazed window to front, fireplace, storage into alcoves and staircase to first floor landing.

## Dining Room

14'1 x 8'1 (4.29m x 2.46m)

Sliding door to rear.

## Kitchen

12'1 x 6'4 (3.68m x 1.93m)

Upvc double glazed window to side, fitted with wall, base and drawer units, stainless steel sink with mixer tap, space for a cooker, washing machine and fridge freezer.

## First Floor Landing

### Bedroom One

13'2 x 11'2 (4.01m x 3.40m)

Upvc double glazed window to front, fireplace and radiator.

### Bedroom Two

8'2 x 7'2 (2.49m x 2.18m)

Upvc double glazed window to rear and radiator.

## Bathroom

Panelled bath with shower over and screen, wash hand basin and w.c.

## Externally

Courtyard to the rear with gated access to back lane.

## Garage

14'7 x 14'9 (4.45m x 4.50m)

With up and over door to side lane.

## Tenure

Freehold

## Property Details

Local Authority: Darlington

Council Tax Band: A

Annual Price: £1,663

Conservation Area No

Flood Risk Very low

Floor Area 721 ft<sup>2</sup> / 67 m<sup>2</sup>

Plot size 0.02 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

8 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

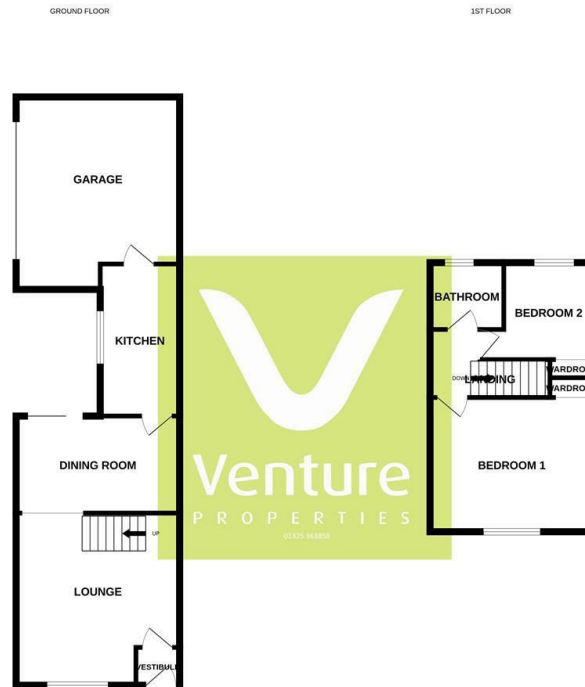
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Sky

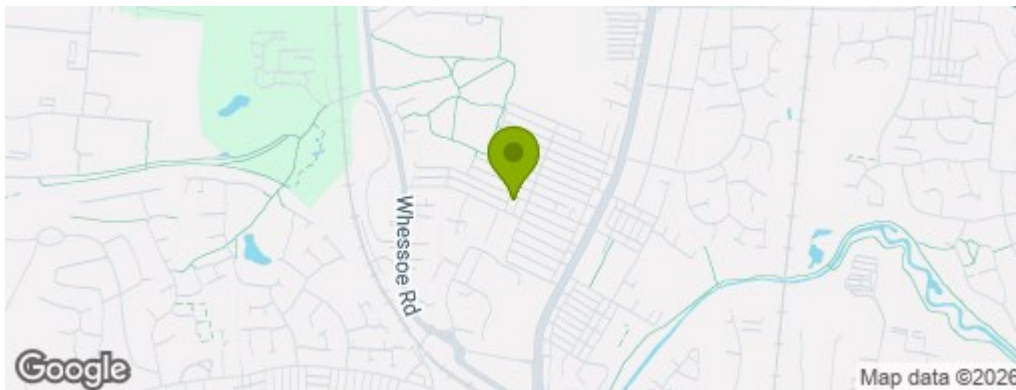
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## Note

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.



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 misstatement. This plan is for illustrative purposes only and should be used for guidance only. Prospective purchasers should verify all details and measurements on site. Measurements are approximate and no guarantee as to their accuracy or efficiency can be given. Made with floorplan 3.0.0.0



## Property Information

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