

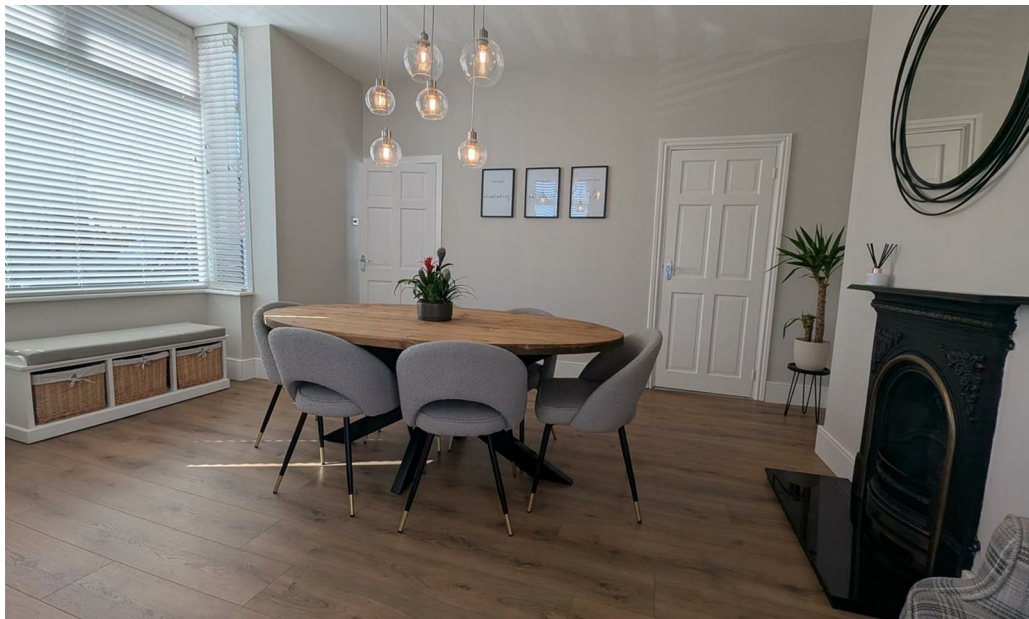


Louisa Street

Darlington DL1 4EH

Offers In The Region Of £110,000





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.



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Louisa Street

Darlington DL1 4EH



- Two Bedroom End Of Terrace Property
- Eastbourne Location of Darlington
- Council Tax Band A

- Corner Plot
- Easy Access to Transport and Travel Links
- EPC Rating tbc

- Garden to Rear
- Close to Shops and Schools
- Well Presented Throughout

Situated in the popular Eastbourne area of Darlington, this stunning terraced house on Louisa Street presents a rare opportunity for both first-time buyers and savvy investors. Immaculately maintained, the property boasts a modern fitted kitchen that is both stylish and functional, perfect for those who enjoy cooking and entertaining.

The house features two spacious reception rooms, providing ample space for relaxation and social gatherings. With two generously sized bedrooms, there is plenty of room for comfortable living.

The property is double fronted, enhancing its appeal and allowing for an abundance of natural light to fill the interiors. Externally, the well-presented rear courtyard offers a lovely space for outdoor enjoyment, whether it be for a morning coffee or an evening gathering with friends. On-street parking is available, adding to the practicality of this lovely home.

Situated close to the railway station and a variety of local amenities, this property is ideally located for those who value convenience and accessibility. This home is not just a property; it is a perfect blend of comfort and modern living, making it an ideal choice for anyone looking to step onto the property ladder or seeking a turn-key investment. Do not miss the chance to make this exceptional house your new home.

Entrance Hall

Door to front and staircase to first floor landing.

Lounge

16'05 x 13'08 (5.00m x 4.17m)

Upvc double glazed bay windows to front and side, coving to ceiling. Fireplace with inset electric log burner style heater and dual storage cupboards into alcoves. Two gas central heating radiators.

Dining Room

16'03 x 12'02 (4.95m x 3.71m)

Upvc double glazed bay window to front and window to side with coving to ceiling. Cast Iron fireplace surround and marble hearth. Ample room for a dining table and chairs. Gas central heating radiator.

Kitchen

10' x 5'11 (3.05m x 1.80m)

Upvc double glazed window to side, fitted with white gloss wall, base and drawer units, contrasting worktops and part tiled walls, New York style. Four ring gas hob and oven with extractor over, stainless steel sink with mixer tap and spray. Space for a fridge freezer, washing machine and tumble dryer. Door to rear.

First Floor Landing

Bedroom One

14'02 x 11'02 (4.32m x 3.40m)

Upvc double glazed window to front, coving to ceiling, built in wardrobes with sliding doors, storage cupboard and radiator.

Bedroom Two

11'11 x 14'02 (3.63m x 4.32m)

Upvc double glazed windows to front and side, coving to ceiling, part panelled feature wall, fitted wardrobes and radiator. Access to loft via a fixed drop down ladder.

Bathroom

Upvc double glazed obscure window to side, panelled bath with shower over, waterfall and spray with glass screen. Wash hand basin, low level w.c and heated towel rail. Vinyl cushion flooring.

Externally

To the front is a wrap around courtyard.

To the rear there is an enclosed garden which is laid to paving with raised decking area for wooden storage shed. Stylish panelled surrounds and gated access to rear 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 861 ft² / 80 m²

Plot size 0.02 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

4 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

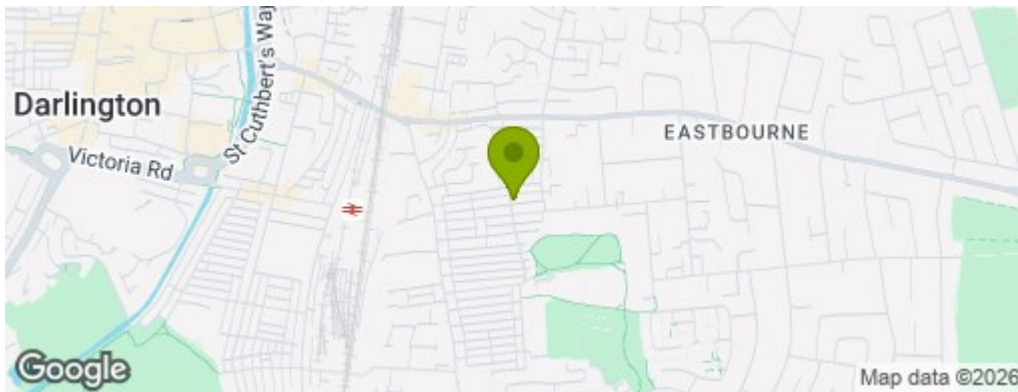
BT

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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