



Lodge Street

Darlington DL1 1TD

Offers Over £80,000





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# Lodge Street

## Darlington DL1 1TD



- Two Bedroom Mid Terrace Property
- No Onward Chain
- Council Tax Band A

- Well Presented
- Ideal Investment Opportunity
- EPC Rating

- Close to the Town Centre
- Enclosed Yard to Rear

Located on Lodge Street close to Darlington, Town Centre this traditional mid-terraced house presents an excellent opportunity for first-time buyers or savvy investors.

Inside, you will find a well-presented living space that includes a comfortable reception room, perfect for relaxing or entertaining guests. The house features two inviting bedrooms, providing ample space for rest and privacy. The bathroom is conveniently located, ensuring functionality for everyday living.

One of the standout features of this property is its prime location, just a stone's throw from the town centre and a variety of local amenities. This makes it an ideal choice for those who appreciate the convenience of urban living while still enjoying the charm of a residential area.

With no onward chain, this home is ready for you to move in without delay. Whether you are looking to make your first step onto the property ladder or seeking a promising investment opportunity, this well-maintained terraced house is sure to meet your needs. Don't miss the chance to make this delightful property your own.

### Entrance Vestibule

With upvc front door.

### Lounge

15'1" x 13'5" max (4.61 x 4.09 max)

Double glazed bay window, feature fireplace and radiator.

### Inner Hallway

With stairs to the first floor.

### Kitchen/Diner

7'9" x 13'4" (2.37 x 4.07)

Wood effect wall, floor and drawer units, wood laminate work surfaces, part New York style tiled walls, four ring gas hob and oven, space for washing machine and fridge, under-stairs pantry cupboard, radiator, double glazed window.

### Rear Lobby

With a Baxi combi boiler, upvc door to the rear yard.

### Bathroom

Fitted with a white suite comprising bath with overhead electric shower, wash hand basin, low level wc, vanity shelf, upvc double glazed window and radiator.

### First Floor

Landing.

### Bedroom One

13'1" x 13'5" (4.00 x 4.09)

A large double bedroom to the front with double glazed window and radiator.

### Bedroom Two

7'10" x 13'4" (2.41 x 4.07)

Situated to the rear. With double glazed window and radiator and cupboard.

### Externally

To the rear of the property is a split level yard with gated access. To the front of the property is a forecourt.

### Tenure

Freehold

### Property Details

Local Authority: Darlington

Council Tax Band: A

Annual Price: £1,663

Conservation Area No

Flood Risk Low

Floor Area 0 ft 2 / 0 m 2

Plot size 0.02 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

15 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

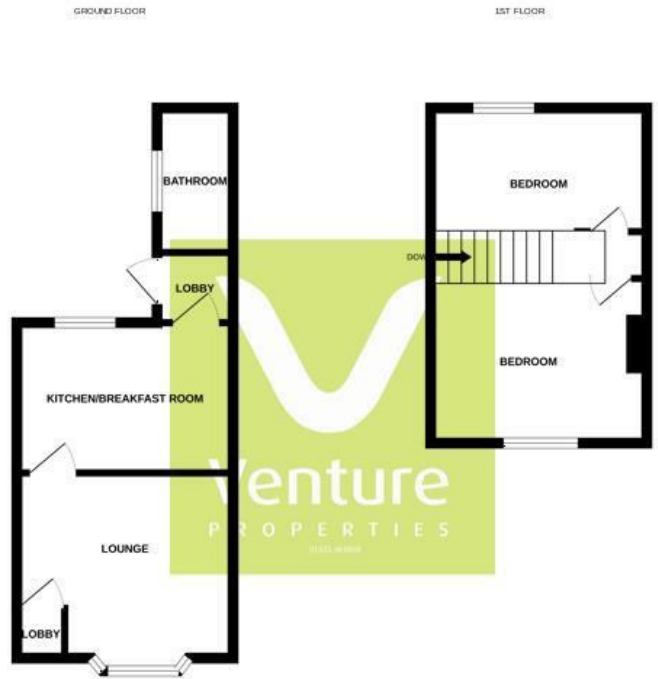
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Sky

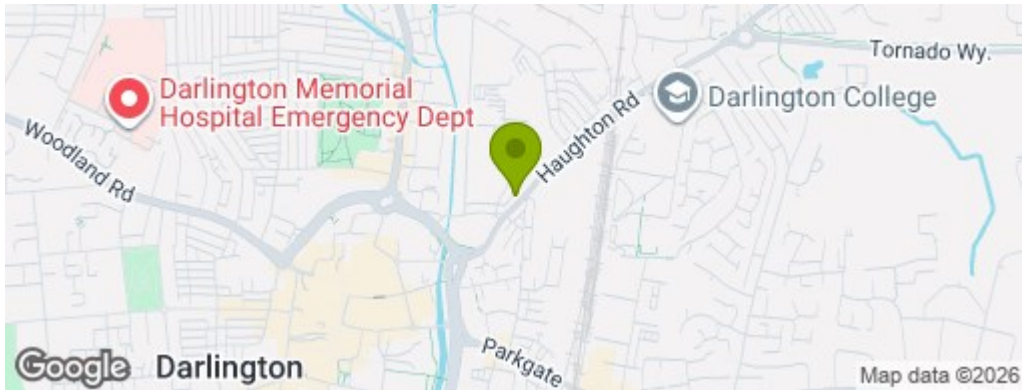
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### Note

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



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of all areas are approximate and may differ from the actual measurements of the property. The floorplan is for information only and should not be used as a basis for any legal proceedings. The purchaser should verify the details of the property and should not rely on the floorplan as a guarantee of its accuracy or as a guarantee of its value.



## Property Information

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