



**Gurney Street**

Darlington DL1 2HR

**Offers In The Region Of £75,000**





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# Gurney Street

## Darlington DL1 2HR



- Two Bedroom Mid Terraced Property
- Ideal Investment Opportunity
- EPC Rating C

- Harrowgate Hill Area of Darlington
- Close to Amenities
- No Onward Chain

- Enclosed Outdoor Space to Rear
- Council Tax Band A

Gurney Street presents an excellent opportunity for those seeking a delightful two-bedroom terraced house. This property boasts two spacious reception rooms, providing ample space for relaxation and entertaining guests. The well-appointed kitchen and bathroom add to the home's functionality, making it suitable for both families and professionals alike.

The location is particularly advantageous, as it is conveniently close to a variety of amenities, ensuring that daily necessities are just a short stroll away. Families will appreciate the proximity to nearby schools, making this property an ideal choice for those with children.

With no onward chain, this home is perfect for investors looking to expand their portfolio or first-time buyers eager to step onto the property ladder. The combination of its desirable location, practical layout, and investment potential makes this terraced house a compelling option for anyone seeking a new home in Darlington. Don't miss the chance to view this lovely property and envision the possibilities it holds.

### Entrance Porch

Upvc door to front.

### Entrance Hall

Stairs to first floor landing and radiator.

### Lounge

12'00 x 11'00 (3.66m x 3.35m)

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

### Dining Room

14'07 x 11'00 (4.45m x 3.35m)

Upvc double glazed window to rear, fireplace with marble hearth, storage into alcove, under stairs storage cupboard and radiator.

### Kitchen

10'07 x 6'05 (3.23m x 1.96m)

Upvc double glazed window to side, fitted cream wall, base and drawer units with contrasting worktops, stainless steel sink with mixer tap, space for a cooker, washing machine and fridge freezer. Part tiled walls and vinyl floor.

### Inner Lobby

Door to side and vinyl flooring.

### Ground Floor Cloaks

Upvc double glazed obscure window to rear, low level w.c and vinyl flooring.

### First Floor Landing

#### Bedroom One

14'07 x 12'00 (4.45m x 3.66m)

Upvc double glazed window to front and radiator.

#### Bedroom Two

14'08 x 8'05 (4.47m x 2.57m)

Upvc double glazed window to rear and radiator.

### Bathroom

Fitted panelled bath with shower over and screen, low level w.c and wash hand basin. Part tiled walls, vinyl flooring and radiator.

### Externally

To the rear is an enclosed yard with gated access to rear lane.

### Tenure

Freehold

### Property Details

Local Authority: Darlington

Council Tax Band: A

Annual Price: £1,581

Conservation Area No

Flood Risk Very low

Floor Area 753 ft<sup>2</sup> / 70 m<sup>2</sup>

Plot size 0.02 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

10 Mbps

Superfast

80 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability

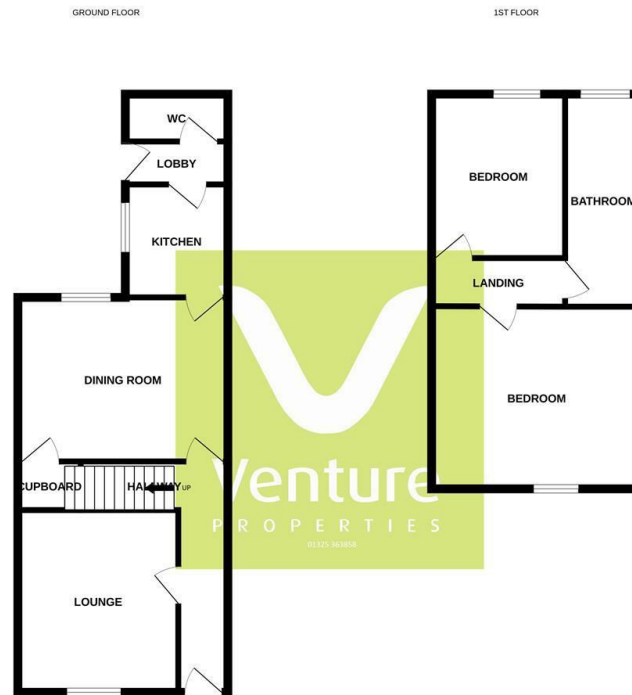
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Sky

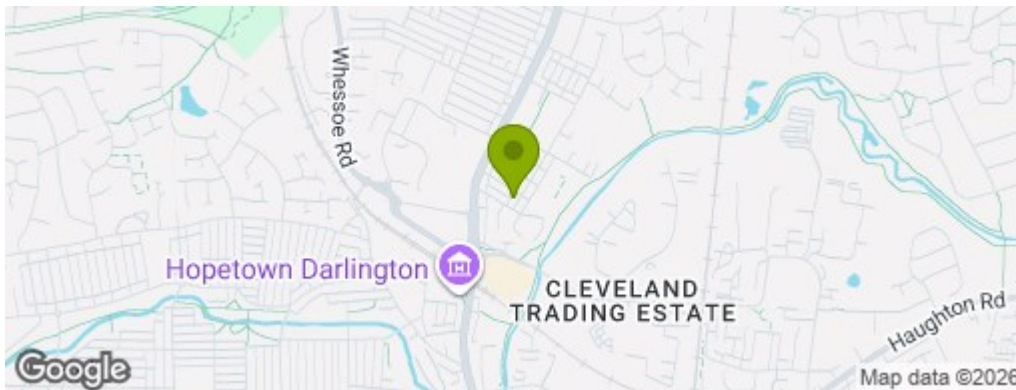
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### Note

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 as such for only prospective purchase. The services, systems and appliances shown here are for information only and no guarantee as to their operability or efficiency can be given. Made with Mapbox 10/26



## Property Information

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