



## Montrose Street

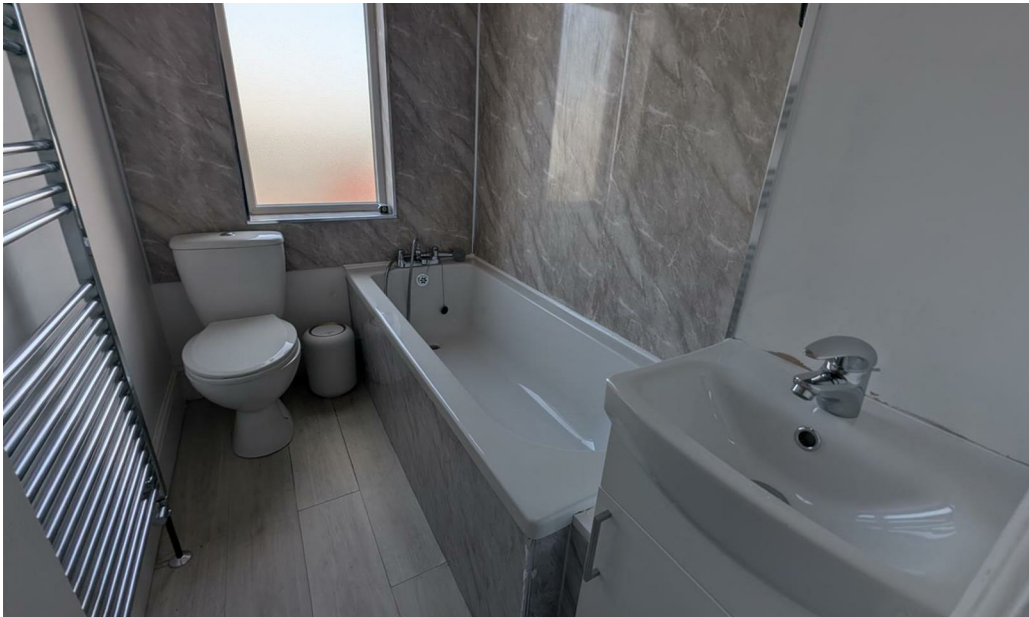
Darlington DL1 1JU

Offers Over £85,000





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# Montrose Street

Darlington DL1 1JU



- Two Bedroom Mid Terraced House
- Newly Installed Fixtures and Fittings
- Council Tax Band A

- Haughton Area of Darlington
- Excellent Transport Links
- EPC Rating D

- Perfect For Investors or First Time Buyers
- Courtyard To Rear

Located on Montrose Street close to the town centre of Darlington, this well-presented two-bedroom mid-terraced house offers an excellent opportunity for both first-time buyers and investors alike. The property is conveniently located, providing easy access to a variety of retail parks and local schools, making it an ideal choice for families and professionals.

Upon entering, you will find a welcoming reception room that sets the tone for the rest of the home. The modern fitted kitchen is a highlight, designed to meet the needs of contemporary living, together with a modern bathroom. The two bedrooms are well-proportioned, providing comfortable spaces for relaxation and rest.

This property not only boasts a prime location but also presents good investment potential, making it a wise choice for those looking to enter the property market. With its appealing features and proximity to essential amenities, viewing is highly recommended to fully appreciate what this delightful home has to offer. Don't miss the chance to make this lovely terraced house your own.

## Entrance Vestibule

### Lounge

13' x 12'5 (3.96m x 3.78m)

Bay window to front, storage cupboard

### Kitchen

13' x 10'2 (3.96m x 3.10m)

Window and door to rear, fitted with wall, base and drawer units, stainless steel sink with mixer tap, electric hob and oven with extractor over. Space for a washing machine and fridge freezer.

## First Floor

### Bedroom One

13' x 12'3 (3.96m x 3.73m)

Window to front, storage cupboard.

### Bedroom Two

10'2 x 7'9 (3.10m x 2.36m)

Window to rear.

### Bathroom

Obscure window to rear, bath with shower over, wash hand basin in vanity and low level w/c.

## Externally

To the rear is an enclosed courtyard with gated access to the 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 699 ft 2 / 65 m 2

Plot size 0.02 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

13 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.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Property Information