



Charles Street

Darlington DL1 2HU

Offers In The Region Of £80,000





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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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- Mid Terrace Property
- First Floor Bathroom
- Council Tax Band A

- Three Bedrooms
- Close to Town Centre
- Epc Rating tbc

- Ground Floor Shower Room
- Rear Courtyard
- Ideal Investment Opportunity

Situated on Charles Street in the North Road area of Darlington, this spacious mid-terraced house presents an excellent opportunity for both first-time buyers and savvy investors. Boasting three well-proportioned bedrooms, this property offers ample space for comfortable living. The property has a large kitchen/diner and utility room.

Convenience is a key feature of this home, with its prime location near North Road, placing you just a stone's throw away from the town centre and various retail parks. This accessibility ensures that you are never far from essential amenities and local attractions, making daily life both easy and enjoyable.

The property includes two bathrooms, with a practical ground floor shower room and a first-floor bathroom, catering to the needs of a busy household. This thoughtful layout enhances the functionality of the home, ensuring that morning routines and family life can flow smoothly.

With no onward chain, this property is ready for you to move in without delay. Its good investment potential makes it an attractive option for those looking to enter the property market or expand their portfolio. Whether you envision it as a family home or a rental opportunity, this terraced house on Charles Street is a delightful find that combines comfort, convenience, and potential. Don't miss the chance to make it your own.

Entrance Hall

Door to front

Lounge

15'06 x 11'01 (4.72m x 3.38m)

Window to front, feature fireplace with inset fire, storage cupboard into alcove, coving to ceiling and radiator.

Kitchen/Diner

15'06 x 12'02 (4.72m x 3.71m)

Window to rear, recess into chimney breast, newly fitted wall, base and drawer units, sink with mixer tap, electric hob and oven with extractor over, integrated appliances and wall mounted boiler. Access to the utility room and space for a dining table and chairs.

Utility Room

11'04 x 5'02 (3.45m x 1.57m)

Door to side leading the rear courtyard.

Ground Floor Shower Room

Window to side, walk in shower cubicle, wash hand basin, w/c, radiator and tiled walls.

First Floor Landing

Bedroom One

12'03 x 9'10 (3.73m x 3.00m)

Window to front and radiator.

Bedroom Two

8'05 x 8'05 (2.57m x 2.57m)

Window to rear and radiator.

Bedroom Three

14'09 x 6'10 (4.50m x 2.08m)

Window to front and radiator.

Bathroom

Obscure window to rear, panelled bath, wash hand basin and w/c. Part tiled walls.

Externally

Tenure

Freehold

Property Details

Local Authority: Darlington

Council Tax Band: A

Annual Price: £1,581

Conservation Area No

Flood Risk Very low

Floor Area 1,001 ft² / 93 m²

Plot size 0.02 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

11 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

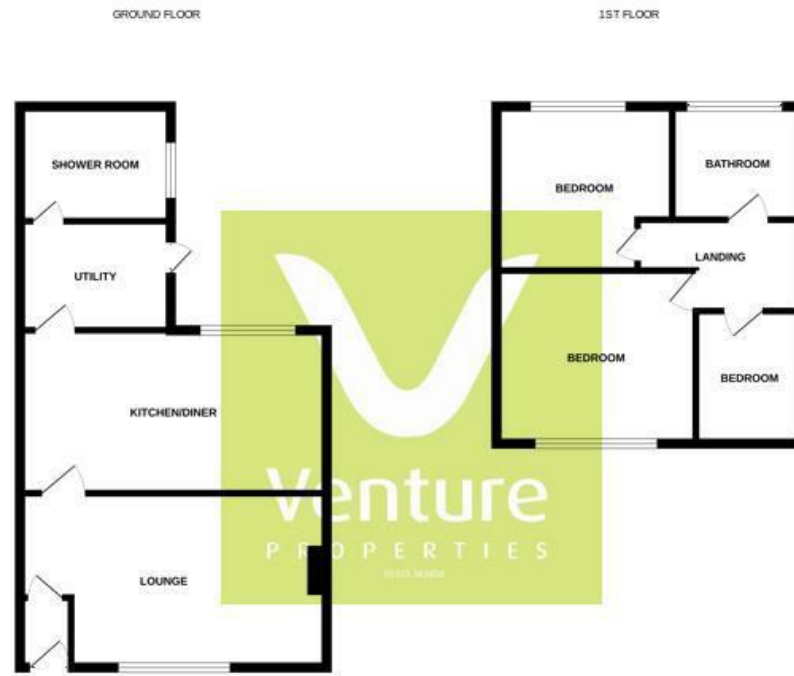
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Sky

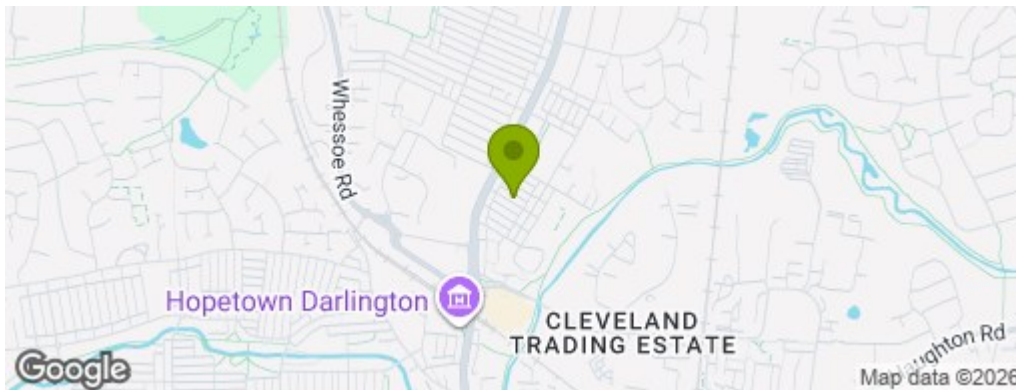
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Note

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 plans, elevations, sections and any other details are approximate and no responsibility is taken for any omission or error. This plan is for illustrative purposes only and should 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.
Made with floorplan 12/2024



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