



Craig Street
Darlington DL3 6HL
£135,000





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.



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.



Craig Street

Darlington DL3 6HL



- Two Bedroom Terrace
- Attic Room
- Council Tax Band A

- Two Reception Rooms
- Denes Location
- EPC Rating D

- Modern Kitchen
- Front Forecourt & Garage
- Viewing Recommended

A large and beautifully presented two bedroom terraced property in a sought after area of the Denes area of Darlington, within walking distance of the hospital, town centre and nearby schools.

The property is rare in terms of its size for the area and the fact there is also a large garage and utility/workshop area to the rear.

In brief, the property comprises: entrance hallway, living room, dining room, kitchen, garage with workshop/utility area, two double bedrooms, bathroom and attic room for even more storage space.

Any prospective tenants should note that the attic room must not, under any circumstances, be used as a bedroom.

Early viewing is recommended to avoid disappointment.

Entrance Hall

With door to the front and staircase to the first floor.

Lounge

13'8 x 12'9 (4.17m x 3.89m)

With large double glazed bay window to the front, second double glazed bay window to the side, original cast iron fireplace and double radiator.

Dining Room

16' x 11'10 (4.88m x 3.61m)

With double glazed bay window, stone flooring, double radiator ceiling spotlights and under stairs storage cupboard with shelving.

Kitchen

8'8 x 6'2 (2.64m x 1.88m)

Fitted with a comprehensive range of white high gloss wall, base and drawer units, contrasting work surfaces, stainless steel sink unit, brushed stainless steel 4 ring gas hob, integrated electric oven and overhead extractor hood.

Garage and Utility Room/Workshop

Situated to the rear of the property with up and over door and housing the Ideal combi boiler. There is also a utility room/workshop with plumbing for a washing machine.

First Floor

Landing. With double radiator and access to attic room via ladder.

Bedroom 1

13'8 x 11' (4.17m x 3.35m)

With large double glazed window, built in wardrobe and double radiator.

Bedroom 2

11'11 x 8'9 (3.63m x 2.67m)

With large double glazed window and radiator.

Bathroom

Fitted with a white suite comprising bath with overhead shower and shower screen, low level wc, wash hand basin, fully tiled walls, wall mirror with glass shelf underneath, medicine cabinet, two storage cupboards, laminate flooring and single glazed window.

Attic Room

13'10 x 9'4 (4.22m x 2.84m)

A generous storage space with lighting and power, two large storage cupboards

Externally

The property is situated on a corner plot. There is a forecourt to the front with access gate. There is a garage and utility room to the rear.

Council Tax

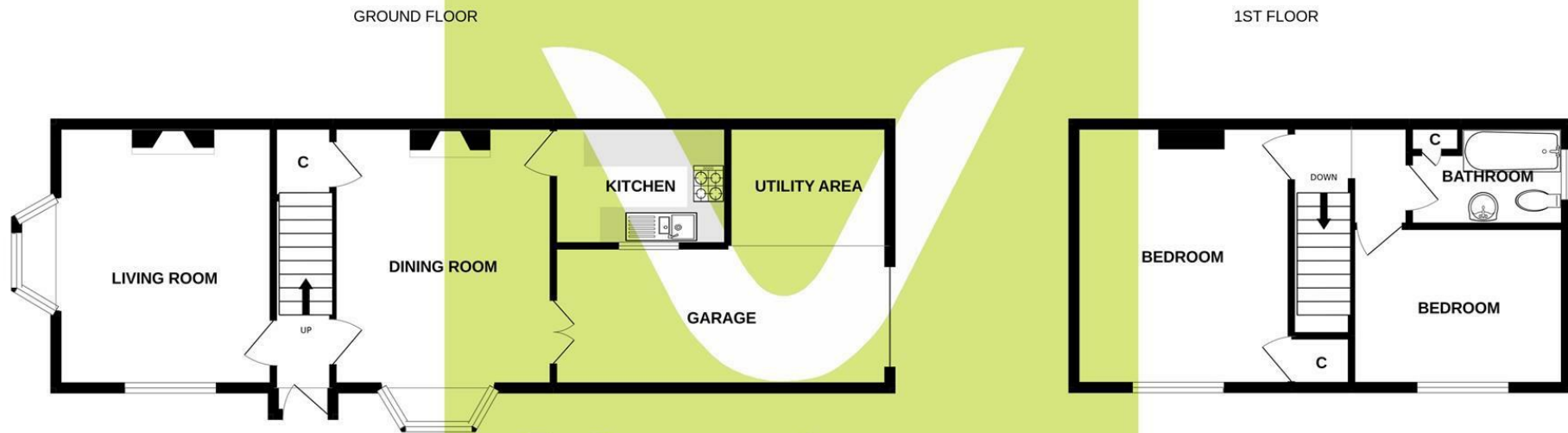
Band A

Tenure

This property is freehold

Note

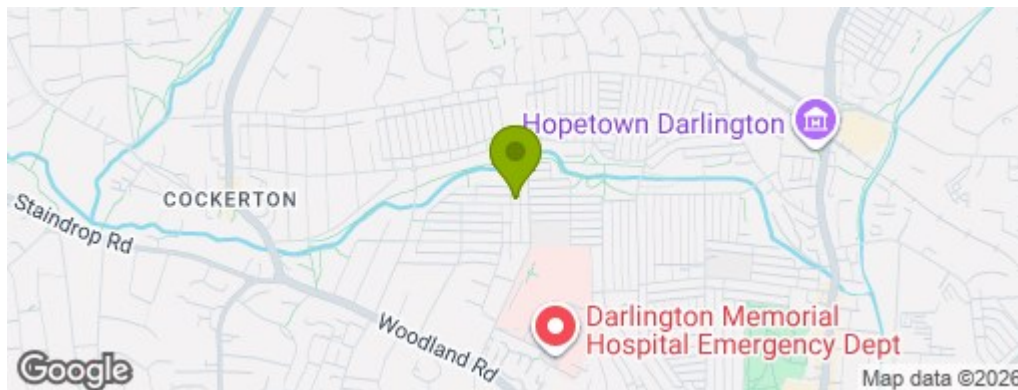
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification 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



Venture

84 CRAIG STREET, DARLINGTON. DL3 6HL

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 mis-statement. 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 Metropix ©2022



Property Information

01325 363858

45 Duke Street, Darlington, County Durham, DL3 7SD
sales@venturepropertiesuk.com