



Pensbury Street

Darlington DL1 5LJ

£99,950





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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- Four Bedroom Terrace
 - Darlington Railway Station a Stones Throw Away
 - EPC Rating D
- Sought After Town Centre Location
 - Ideal Investment Opportunity
 - Will Require Some TLC
- Within Walking Distance to All Amenities
 - Council Tax Band A

In the heart of Darlington, this three-bedroom terraced house on Pensbury Street presents an excellent investment opportunity. With its prime town centre location, residents will enjoy the convenience of being close to a variety of amenities, including shops, restaurants, and public transport links.

The property boasts three well-proportioned reception rooms, providing ample space for both relaxation and entertaining. The layout is designed to maximise comfort and functionality, making it an ideal choice for families or those seeking a spacious living environment. The four bedrooms offer flexibility, allowing for personalisation to suit your needs.

The bathroom is conveniently located, ensuring ease of access for all residents. This home is perfect for those looking to invest in a property with great potential, given its desirable location and spacious layout.

In summary, this terraced house on Pensbury Street is a fantastic opportunity for anyone looking to invest in a property that combines comfort, space, and accessibility. Don't miss the chance to make this delightful home your own.

Entrance Hall
Upvc door to front, staircase to first floor and rad.

Lounge
12'11 x 12'8 (3.94m x 3.86m)
Upvc double glazed bay window to front, gas fire in surround and radiator.

Dining Room
13'5 x 12'8 (4.09m x 3.86m)
Radiator.

Conservatory
8'8 x 7'7 (2.64m x 2.31m)
With sliding door to rear.

Kitchen
13'7 x 6'9 (4.14m x 2.06m)
Upvc double glazed window to side, wall, base and drawer units, space for a cooker, fridge freezer and washing machine, stainless steel sink and radiator.

Lobby
Upvc door to side.

Utility Room
8'9 x 6'9 (2.67m x 2.06m)
Upvc double glazed window to side, base and wall units with stainless steel sink.

First Floor Landing

Bedroom One
12'11 x 9'11 (3.94m x 3.02m)
Upvc double glazed window to front and radiator.

Bedroom Two
10'2 x 7'2 (3.10m x 2.18m)
Upvc double glazed window to rear and radiator.

Bedroom Three
9'8 x 6 (2.95m x 1.83m)
Upvc double glazed window to front and radiator.

Bathroom
Upvc double glazed obscure window to side, bath, shower cubicle, wash hand basin, w.c and radiator.

Second Floor

Bedroom Four
17'10 x 15'1 (5.44m x 4.60m)
Upvc double glazed window to rear and Velux window to front. Radiator.

Externally

Tenure
Freehold

Property Details
Local Authority: Darlington
Council Tax Band: A

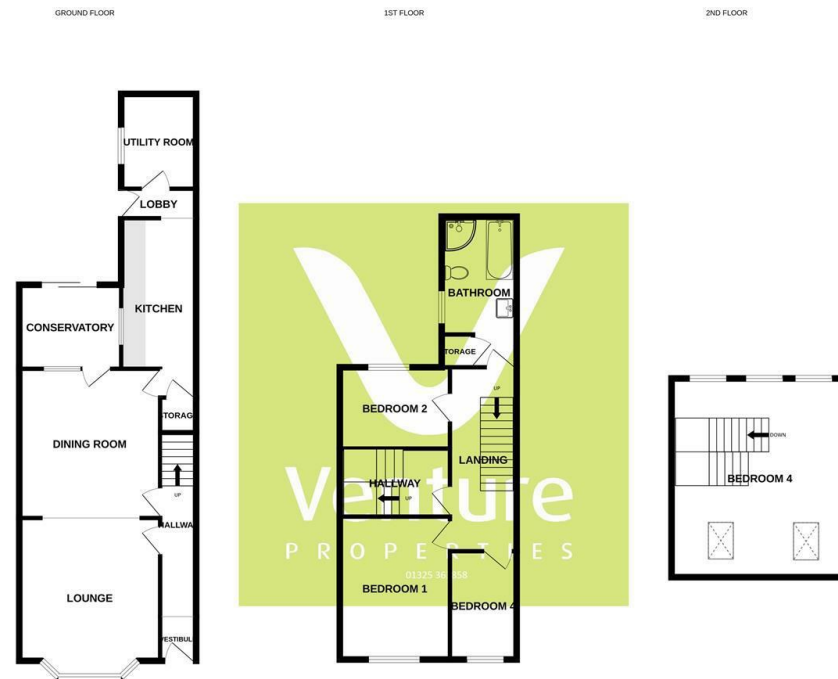
Annual Price: £1,663
Conservation Area No
Flood Risk Very low
Floor Area 1,560 ft 2 / 145 m 2
Plot size 0.02 acres
Mobile coverage

EE
Vodafone
Three
O2
Broadband

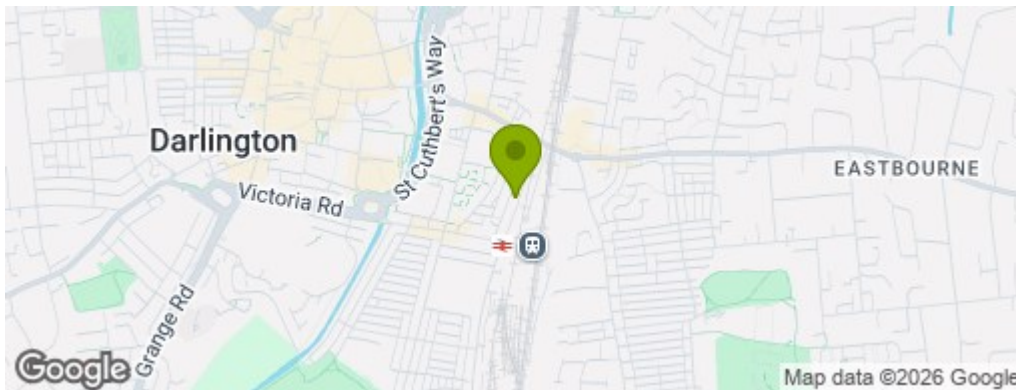
Basic
15 Mbps
Superfast
56 Mbps
Ultrafast
10000 Mbps
Satellite / Fibre TV Availability

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



While 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.
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