

Salisbury Terrace

Darlington DL3 6NX

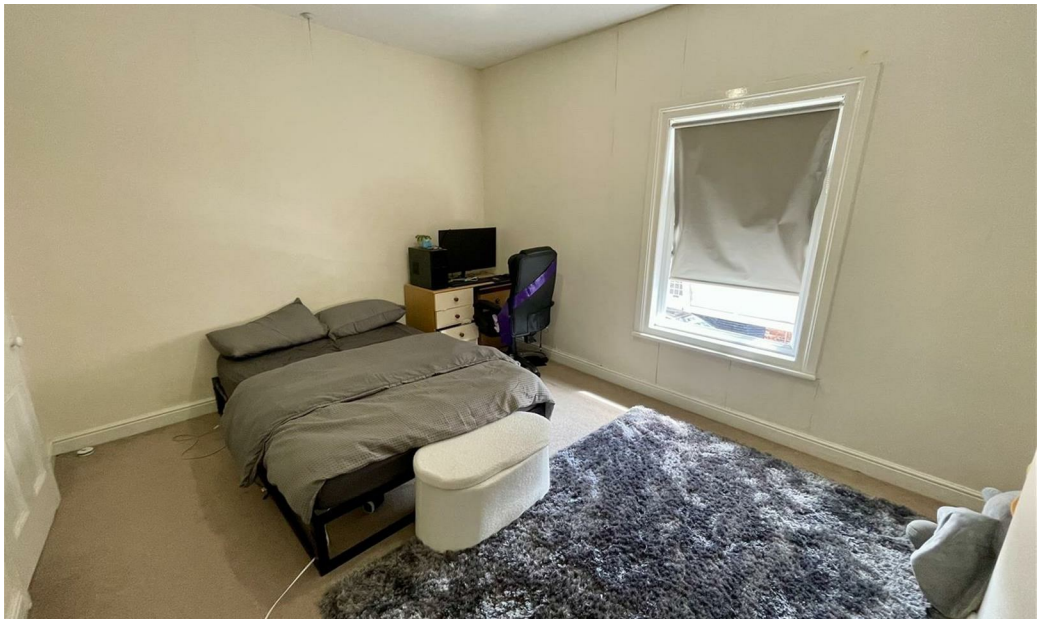
Offers In The Region Of £80,000

Venture
PROPERTIES









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Salisbury Terrace

Darlington DL3 6NX



- Two Bedroom Terraced Property
- Excellent Travel & Transport Links
- EPC Rating D
- Popular Denes Are of Darlington
- Rear Courtyard
- Off Street Parking to Rear
- Close to Shops, Schools and Amenities
- Council Tax Band A

This two bedroom terraced house presents an excellent opportunity for investors. The property boasts two spacious reception rooms and two double bedrooms.

The house features a kitchen extension, enhancing the functionality of the home and offering a bright, inviting area for culinary pursuits. The bathroom is conveniently located.

This home is sold with a sitting tenant, making it a perfect investment opportunity for those looking to generate rental income from day one. Furthermore, the absence of a chain simplifies the purchasing process, allowing for a smoother transition.

With its prime location and appealing features, this terraced house on Salisbury Terrace is a must-see for anyone looking to purchase in Darlington. Don't miss the chance to own this property.

Entrance Hall
Door to front

Lounge
11'4 x 10'5 (3.45m x 3.18m)
Upvc double glazed window to front, feature fireplace and radiator.

Dining Room
14'2 x 11'1 (4.32m x 3.38m)
Upvc window to rear, feature fireplace and storage cupboard. Access to the kitchen.

Kitchen
13'7 x 6'6 (4.14m x 1.98m)
Upvc double glazed window to side and door to rear. Wall, base and drawer units, Sink with mixer tap, hob and oven with extractor over. Space for a fridge freezer.

First Floor Landing

Bedroom One
14'0 x 11'3 (4.27m x 3.43m)
Upvc double glazed window to front and storage cupboard.

Bedroom Two
11'2 x 8'3 (3.40m x 2.51m)
Upvc double glazed window to rear.

Bathroom
Upvc double glazed obscure window to rear, panelled bath with shower over, wash hand basin and low level w/c..

Externally
To the rear is an enclosed courtyard with double gated access allowing for off street parking, accessed from 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 807 ft 2 / 75 m 2
Plot size 0.02 acres

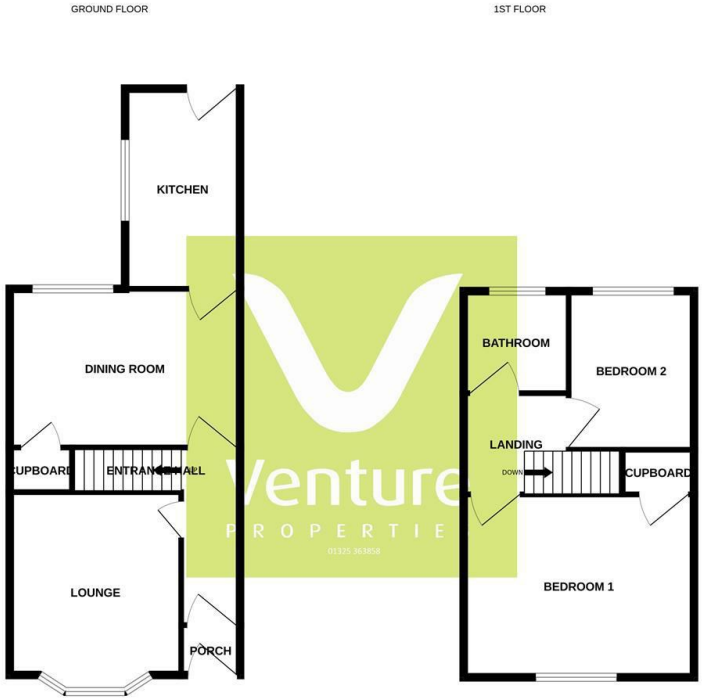
Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
16 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



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.
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Property Information

01325 363858

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