

# Harcourt Street

Darlington DL3 6RB

Or Nearest Offer £75,000

Venture PROPERTIES









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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# Harcourt Street

## Darlington DL3 6RB




- Two Bedroom Mid Terrace
- Well Presented
- Council Tax Band A
- Popular Denes Location
- Close to All Amenities
- EPC Rating D
- Two Reception Room
- No Onward Chain
- Rear Outdoor Space

Located in the popular Denes area of Darlington, this mature two-bedroom terraced house on Harcourt Street presents an excellent opportunity for both first-time buyers and savvy investors. The property boasts two inviting reception rooms, providing ample space for relaxation and entertaining. The ground floor bathroom adds to the convenience of this well-appointed home.

Situated in a prime location, this property is just a stone's throw away from the town centre, making it easy to access a variety of shops, schools, and retail parks. The vibrant community and local amenities enhance the appeal of this residence, ensuring that everything you need is within reach.

With no onward chain, this home is ready for you to move in without delay. Whether you are looking to make your first step onto the property ladder or seeking a promising investment opportunity, this terraced house offers both comfort and potential. Don't miss the chance to make this delightful property your own.

### Entrance Hall
Door to front and staircase to first floor.

### Lounge
13'4 x 10'2 (4.06m x 3.10m)
Upvc double glazed window to front, feature, closed fireplace to chimney breast wall with storage cupboard into alcove and radiator.

### Reception Room Two
13'7 x 9'9 (4.14m x 2.97m)
Upvc double glazed window to rear, feature fireplace, under stirs storage and radiator. Access to the kitchen.

### Kitchen
Upvc double glazed window to side, fitted wall, base and drawer units including breakfast bar. Stainless steel sink with mixer tap, space for a cooker and washing machine. Access to rear lobby.

### Rear Lobby
With Door to rear outdoor space.

### Bathroom
Upvc double glazed obscure window to side, panelled bath with shower over and screen, wash hand basin, w.c and tiled walls.

### First Floor

### Bedroom One
13'7 x 13'2 (4.14m x 4.01m)
Window to front and radiator.

### Bedroom Two
13'7 x 9'9 (4.14m x 2.97m)
Window to rear and radiator.

### Externally
To the rear there is an enclosed outdoor space with gated access to the rear lane.

### Tenure
Freehold

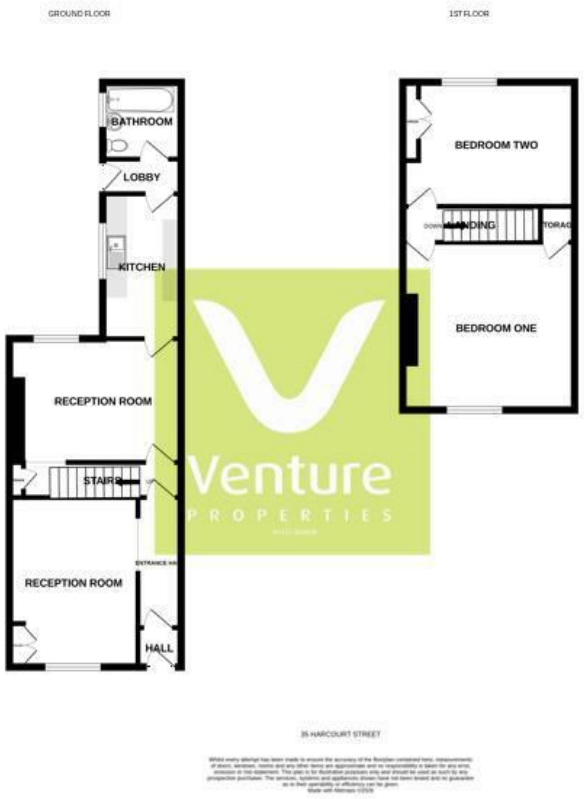
### Property Details
Local Authority
Darlington
Council Tax
Band:
A
Annual Price:
£1,663
Conservation Area
No
Flood Risk
Very low
Floor Area
87.1 ft 2 / 81 m 2
Plot size
0.02 acres
Mobile coverage

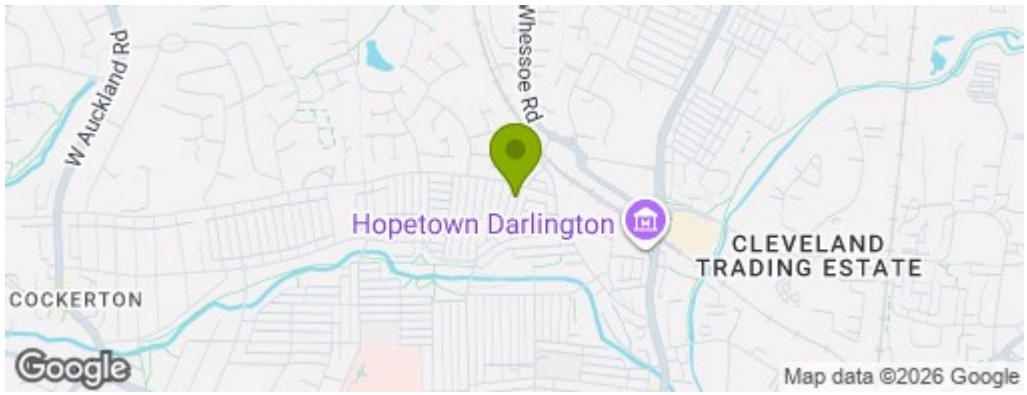
EE
Vodafone
Three
O2
Broadband

Basic
15 Mbps
Superfast
164 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




## Property Information

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