

Coniston Street

Darlington DL3 6DJ

Offers Over £120,000

Venture
PROPERTIES









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- Two Bedroom Terraced Property
- Close to Shops and Schools
- Council Tax Band A
- Popular Denes Location
- Outdoor Area to Rear
- EPC Rating D
- Ideal First Time Buy
- Priced to Sell

Located on Coniston Street in the popular town of Darlington, this delightful terraced house presents an excellent opportunity for first-time buyers. With two inviting reception rooms, this property offers ample space for both relaxation and entertaining. The two well-proportioned bedrooms provide a comfortable retreat, perfect for unwinding after a long day.

The property has benefited from significant recent improvements, including a full electrical rewire carried out approximately four years ago. This work remains under warranty, providing added peace of mind to prospective purchasers.
In addition, damp proofing works were completed at the same time and are also around four years old, ensuring the property is well-maintained and protected.

The house features a conveniently located bathroom, which was recently fitted last year, ensuring practicality for everyday living. One of the standout features of this property is the outdoor space to the rear, which offers a lovely area for enjoying the fresh air, gardening, or simply soaking up the sun.

This home is situated in a friendly neighbourhood, making it an ideal choice for those looking to settle down in a welcoming community. With its appealing layout and outdoor space, this property is not just a house; it is a place where memories can be made. Whether you are starting your journey as a homeowner or seeking a charming residence in Darlington, this two-bedroom terraced house is certainly worth considering.

Situated close to the vibrant Cockerton Village, residents will benefit from a variety of local amenities, including shops, cafes, Schools and parks. Additionally, the proximity to the Memorial Hospital making it an ideal choice for families and professionals alike.

Entrance Hall
Door to front.

Lounge
13'10 x 14'05 (4.22m x 4.39m)
Upvc double glazed bay window to front, fireplace and radiator.

Kitchen/Diner
13'10 x 8'09 (4.22m x 2.67m)
Upvc double glazed window and door to rear, fitted with wall, base and drawer units, stainless steel sink with mixer tap. Four ring gas hob with two ovens. Space for a fridge freezer, washing machine and tumble dryer. Under stairs storage, wall mounted boiler and vinyl flooring.

First Floor Landing

Bedroom One
12'04 13'11 (3.76m 4.24m)
Upvc double glazed window to front, original fireplace and radiator.

Bedroom Two
9'00 x 7'11 (2.74m x 2.41m)
Upvc double glazed window to rear, coving to ceiling, fitted wardrobes and radiator.

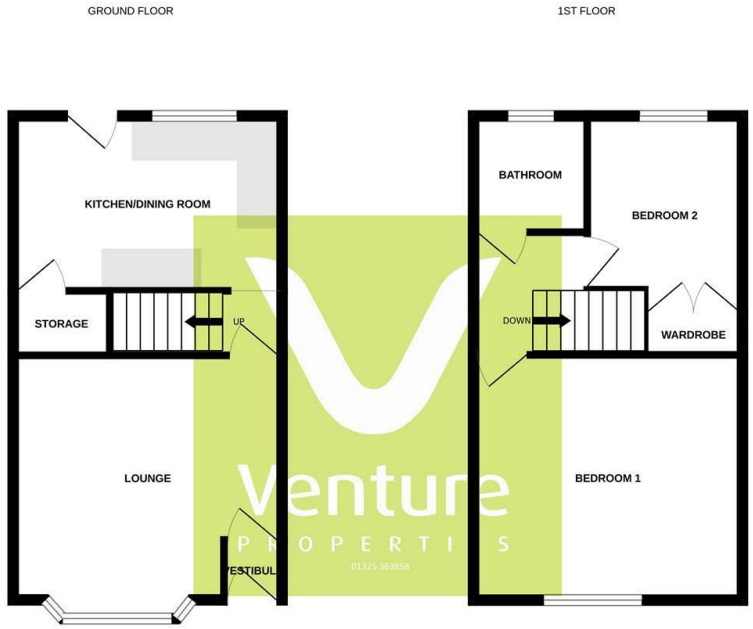
Bathroom
Panelled bath with shower over, low level w.c and wash hand basin. Pvc walls and heated towel rail.

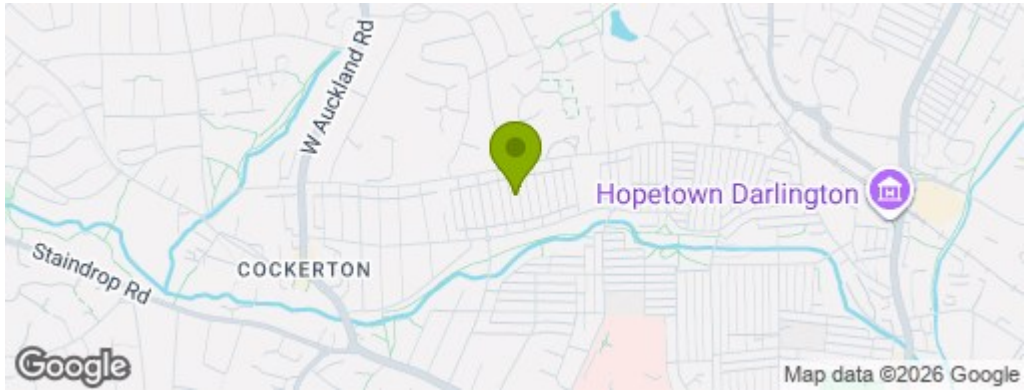
Externally
To the front there is a forecourt.
To the rear is an enclosed yard with two sheds and gated access to rear lane.

Tenure

Property Details
Local Authority: Darlington
Council Tax Band: A
Annual Price: £1,581
Conservation Area No
Flood Risk Very low
Floor Area 710 ft 2 / 66 m 2
Plot size 0.02 acres
Mobile coverage
EE
Vodafone
Three
O2
Broadband
Basic
7 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





Property Information

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