



## 5 BARRON STREET, DARLINGTON, DL3 6RA

### Offers In The Region Of £95,000

A THREE DOUBLE BEDROOMED mid terraced residence is offered for sale with no onward chain and in ready to move into order. Situated conveniently within the Dene's area of Darlington and being ideally placed for walking distance to local shops and amenities, to the Dene Park and Darlington's town centre. There are also regular bus services and good transport links towards Cockerton, West Park and the A1M both North and South.





The property is warmed by gas central heating and is double glazed and has been cleaned and redecorated in parts before coming to the market.

TENURE: Freehold

COUNCIL TAX: A

RECEPTION HALLWAY

A UPVC entrance door opens into the reception hallway which leads to the lounge and dining room and has the staircase to the first floor.

LOUNGE

12'4" x 12'1" (3.78 x 3.69)

A good sized reception room with a bay window to the first floor and a feature fireplace and built in cupboard to the alcove and deep cornicing to the ceiling.

DINING ROOM

13'6" x 10'11" (4.12 x 3.33)

A second sizeable reception room this time overlooking the rear aspect, also having a feature fireplace and leading to the kitchen.

KITCHEN

8'0" x 8'8" (2.46 x 2.66)

With a range of wall floor and drawer cabinets, breakfast bar seating area and stainless steel sink unit. The wall mounted central heating boiler is also situated here and there is a window to the side.

REAR HALLWAY

With a door to the courtyard and a further door leading to the bathroom.

BATHROOM/WC

Comprising of a white suite with panelled bath with mains fed over the bath shower. Pedestal handbasin and WC. The room has been finished with tiled surrounds.

FIRST FLOOR

BEDROOM ONE

15'10" x 13'6" (4.85 x 4.14)

The principal bedroom is a large double room with a window to the front aspect.

BEDROOM TWO

11'2" x 9'7" (3.42 x 2.93)

A second good size room this time overlooking the rear.

BEDROOM THREE

9'4" x 7'11" (2.85 x 2.43)

Also well proportioned with a window to the side aspect.

EXTERNALLY

There is an enclosed an paved courtyard to the rear.



TOTAL FLOOR AREA: 1969 sq ft (183.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, masses and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency on the plan.  
Made with SketchUp 12/2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.

