



11 WALES STREET, DARLINGTON, DL3 0LT

Offers In The Region Of £95,000

Beautifully presented two-bedroom terraced property, perfectly blending modern comforts with a cozy charm. Located in the popular and convenient town of Darlington, this home offers easy access to local amenities, schools, and transport links, making it ideal for first-time buyers, young professionals, or anyone looking to downsize in style.

Enjoy a modern, open-plan kitchen with a stylish breakfast bar, creating a sociable space with double glazed patio doors leading outside, that is perfect for family gatherings or entertaining friends. There is a very large cupboard leading off the kitchen. The well-equipped kitchen flows seamlessly into the dining area, making it the heart of the home. A warm and inviting lounge area, ideal for relaxing evenings, with plenty of space for your personal touch.

Additional storage and convenience with a separate utility room with a door leading to outside, and a modern shower room, designed for practical living.

The main bedroom boasts an en-suite bathroom with double sized shower for added privacy and convenience, while the second bedroom is a very generous size, perfect for guests and /or a home office.

A new boiler has been very recently fitted, and outside the property has been externally insulated to provide a warm comfortable home with lower bills.

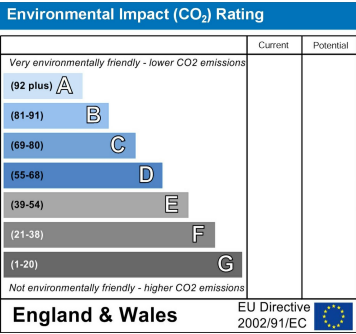
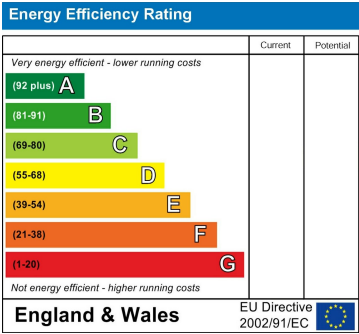
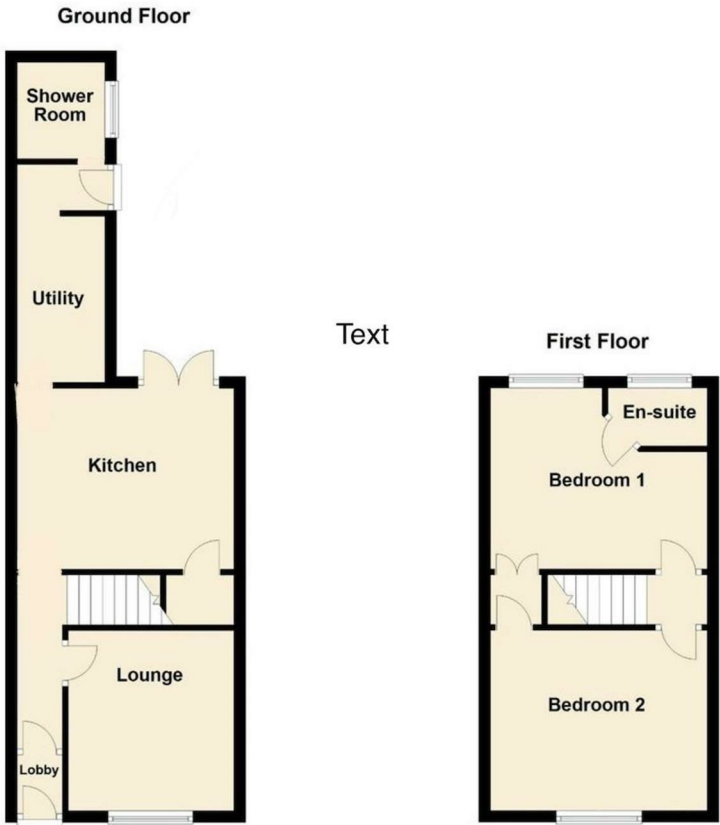
Step outside to a private, low-maintenance garden space—ideal for outdoor dining, gardening, or simply enjoying some fresh air in a peaceful setting.

There's a very large shed attached to the house for storage.

The property has been reeroofed and the loft insulated.

This property is ideally located within Darlington, offering a wonderful sense of community while being well-connected for commuting. With easy access to the A1(M) and Darlington Railway Station, it's an excellent spot for





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

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