



## 14 FORSTER STREET, DARLINGTON, DL3 6BJ

### Offers In The Region Of £75,000

Situated in the popular Denes area of Darlington this TWO BEDROOMED mid terraced property. Much improved by the current vendors and in ready to move into order this property would suit an investor or first time buyer. Immaculately presented and tastefully decorated throughout with stylish and modern kitchen and bathroom. To the first floor there are two good sized bedrooms and externally an enclosed courtyard to the rear.

The location is ideal for access to the local amenities of the area and into Darlington's town centre all within walking distance and also having regular bus services.





ENTRANCE VESTIBULE

A UPVC door opens into the vestibule which in turn leads into the lounge.

LOUNGE

14'11" x 11'10" (4.55 x 3.61)

With UPVC window to the front aspect the lounge is of a good size and neutrally decorated. Immaculately presented and having a feature fireplace to the chimney breast with electric fire to cast a cosy glow. The built in cupboard to the alcoves which houses the utility meters. A door leads through to the staircase to the first floor and to the kitchen/diner.

KITCHEN

11'10" x 6'9" (3.61 x 2.08)

Upgraded and fitted with an range of wall, floor and drawer cabinets with complementing worksurfaces with undermount sink. The integrated appliances include an electric oven and electric hob with extractor hood and mirrored splash back. There is also a microwave and concealed freestanding automatic washing machine and a breakfast bar for informal dining.

REAR HALLWAY

With a door to the rear courtyard and a door leading to the bathroom/WC.

BATHROOM/WC

Refitted with a modern suite comprising of panelled bath, with over the head electric shower and the handbasin is positioned with vanity storage cabinet and low level WC. The room is finished with tiles and has a window to the rear and side.

FIRST FLOOR

LANDING

With a window to the rear aspect and leading to both bedrooms.

BEDROOM ONE

12'4" x 10'7" (3.77 x 3.24)

A generous double bedroom overlooking the front aspect.

BEDROOM TWO

8'5" x 8'1" (2.57 x 2.48)

Bedroom two is a further good sized room with a built in storage cupboard and this time overlooking the rear aspect.

EXTERNALLY

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

Enclosed by a brick built wall and paved the courtyard has a single gate for access to the rear service lane.

