



** IDEAL INVESTMENT OPPORTUNITY or FIRST TIME BUY ** ** NO ONWARD CHAIN **
** GROUND FLOOR BATHROOM - FIRST FLOOR W.C. ** ** EASY REACH OF TOWN CENTRE and A1(M) **

Early viewings are recommended to appreciate this spacious, yet manageable, accommodation which has been well cared for and maintained. Located just off North Road and lies within easy reach of local shops, amenities and schooling.

It benefits from mostly uPVC double glazing, gas central heating via a combi boiler (refitted 2020) and the home is brought to the market with no onward chain for a more secure purchase.

There are well appointed kitchen and bathroom facilities and we have no hesitation in recommending an internal viewing.

GROUND FLOOR

A useful entrance vestibule leading to a hallway with open aspect to the lounge which is considered a good size, perfect for entertaining featuring a fireplace with electric fire. A well appointed kitchen providing a range of wall and base units with marble effect work surfaces incorporating a stainless steel sink unit with mixer tap, gas hob, chrome chimney style cooker hood, and electric oven. A ground floor bathroom with three piece white suite comprising panelled bath with overhead shower, wash hand basin and w.c.

FIRST FLOOR

A landing with window allowing natural light, w.c. with low level w.c. and two bedrooms, the master with modern electric fire and a cupboard housing the combi boiler and there is a single second.

EXTERNALLY

Small enclosed rear yard.

Peabody Street, Darlington, DL3 0EL
2 Bed - House - Terraced
Offers In The Region Of £60,000

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ENTRANCE VESTIBULE

HALLWAY

LOUNGE

13'1x12'8 (3.99mx3.86m)

KITCHEN

8'7x10'9 (2.62mx3.28m)

GROUND FLOOR BATHROOM

6'1x6'7 (1.85mx2.01m)

FIRST FLOOR LANDING

BEDROOM

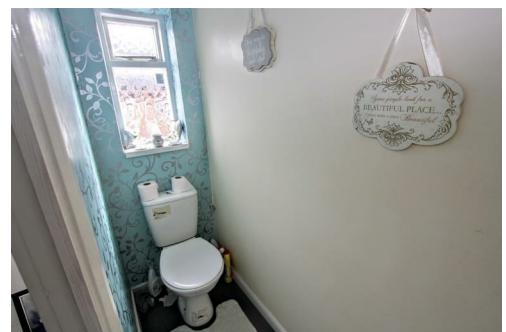
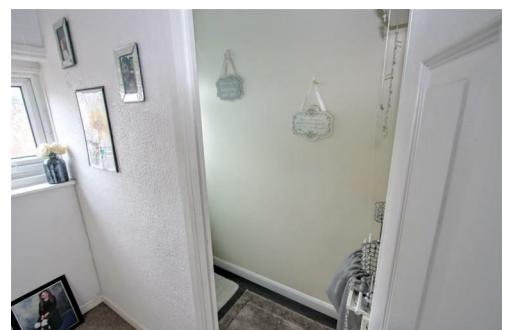
10'8x12'9 (3.25mx3.89m)

SEPARATE W.C.

BEDROOM

5'4x9'7 (1.63mx2.92m)

FRONT EXTERNAL



Every care has been taken with the preparation of these particular, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

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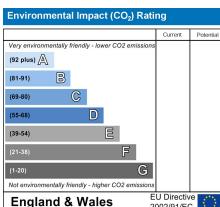
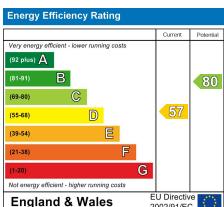
Strategic Marketing Plan

Dedicated Property Manager

Peabody Street

Approximate Gross Internal Area

648 sq ft - 60 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021

DURHAM

1-3 Old Elvet
DH1 3HL

T: 0191 386 2777 (Sales)
T: 0191 383 9994 (option1) (Lettings)
E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet
DH1 3HL
T: 0191 383 0777
E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street
DH3 3BH
T: 0191 387 3000

E: info@robinsonscis.co.uk

SPENNYMOOR

11 Cheapside
DH16 6QE
T: 01388 420444

E: info@robinsonsspennymoor.co.uk

BISHOP AUCKLAND

120 Newgate Street
DL14 7EH
T: 01388 458111

E: info@robinsonsbishop.co.uk

CROOK

Royal Corner
DL15 9UA
T: 01388 763477

E: info@robinsonscrook.co.uk

SEDGEFIELD

3 High Street
TS21 2AU
T: 01740 621777
E: info@robinsonssedgefield.co.uk

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