



Cumberland Street, Darlington, DL3 0LY
2 Bed - House - Terraced
Offers Over £90,000

Council Tax Band: A
EPC Rating: F
Tenure: Freehold



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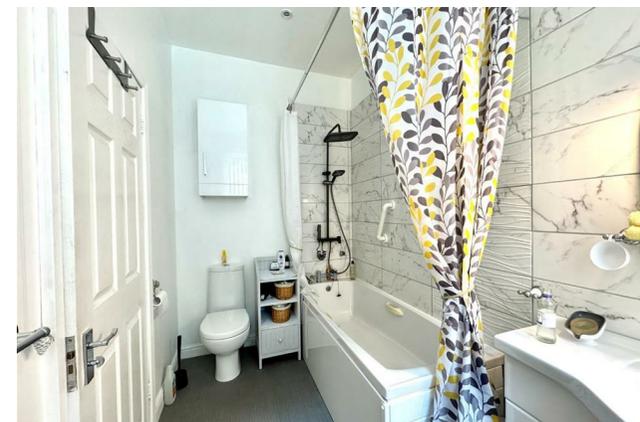
Beautifully updated and ready to move into, this deceptively spacious home on Cumberland Street offers modern living with character charm. The ground floor features a cosy lounge, a contemporary fitted kitchen, a generous utility/laundry room and a convenient ground floor W/C. To the first floor you'll find two well-proportioned bedrooms, a stylish modern bathroom and a separate office – ideal for home working. A staircase leads to a large, versatile loft room with Velux windows, providing excellent natural light and extra living space. Finished to a high standard throughout, this home is perfect for first-time buyers, families, or those looking for a ready-to-enjoy property in a sought-after location.

Cumberland Street benefits from excellent local amenities. The town centre is within easy reach, offering a variety of shops, restaurants, bars, and leisure facilities. Nearby supermarkets and local stores provide everyday convenience.

Families will appreciate the good choice of well-regarded schools close by, including Reid Street Primary and Corporation Road Primary Academy, while secondary options such as Hummersknott Academy and Carmel College are also accessible.

For commuters, the property is well-placed with excellent transport links. Darlington Railway Station provides regular services to Newcastle, York, Leeds, Manchester and London, while the A1(M) and A66 are both a short drive away, making regional travel straightforward. Teesside International Airport is also within easy reach.

This attractive home combines modern living space, a convenient setting, and strong local amenities – an excellent opportunity not to be missed.





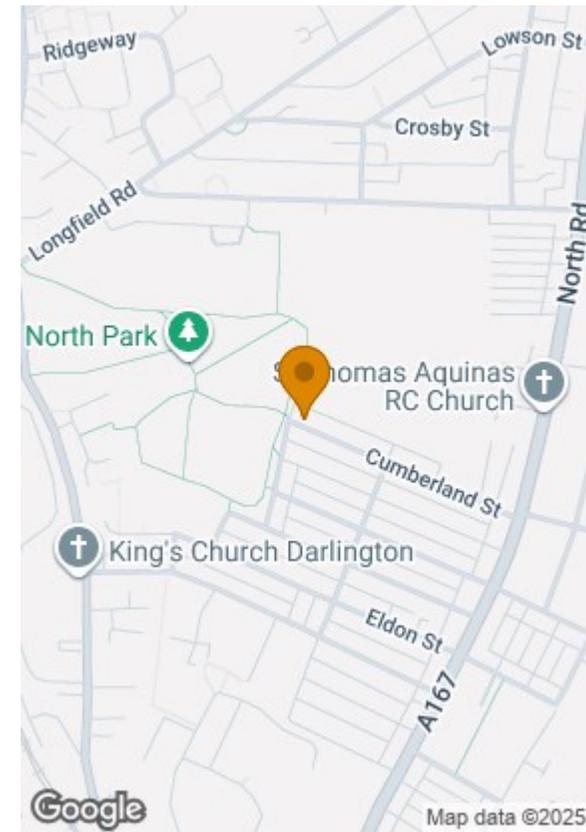


Cumberland

Approximate Gross Internal Area
980 sq ft - 91 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		24	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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