



Montrose Street, DL1 1JU
2 Bed - House - Mid Terrace
£80,000

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



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Montrose Street, DL1 1JU

Located on Montrose Street in Darlington (DL1 1JU), this well-presented mid-terrace home is offered with no onward chain and presents an ideal investment or first-time buyer opportunity. Set within walking distance of Darlington town centre, Darlington College, and Teesside University, it offers the perfect blend of accessibility and convenience. Local amenities including shops, supermarkets, cafes, and excellent transport links—such as Darlington Train Station and nearby road networks—are all within easy reach.

The interior of the property is both spacious and welcoming, with high ceilings and a practical layout. The bay-fronted lounge at the front of the property benefits from plenty of natural light and flows seamlessly into the generous dining room, which features French doors leading out to the rear yard. The updated kitchen includes modern units, integrated appliances including a fridge freezer, built-in oven, gas hob, and plenty of worktop space.

Upstairs, there are two generously sized double bedrooms, both offering flexibility for a variety of needs, whether as sleeping space, a guest room, or a home office. The family shower room has been stylishly updated with a large walk-in shower, vanity sink unit, and close-coupled WC.

Outside, the private rear courtyard is low maintenance and perfect for outdoor seating or entertaining. There is also a useful brick-built storage area, ideal for bikes, tools, or garden equipment.

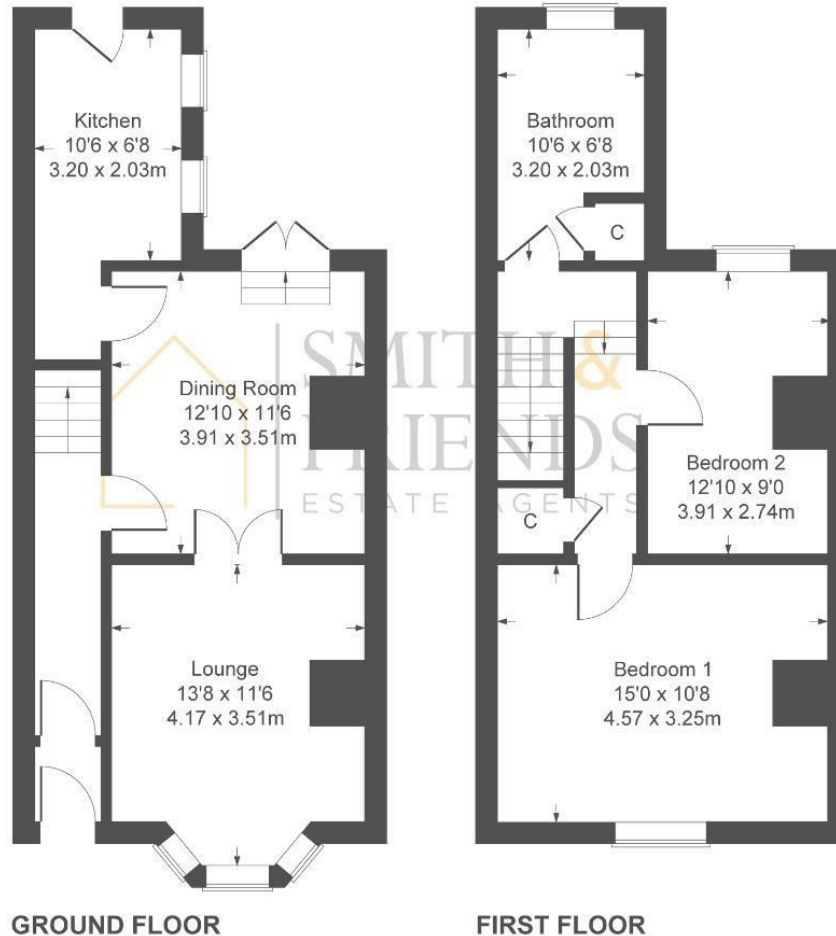
With gas central heating via a combi boiler and double glazing throughout, this property offers immediate comfort and long-term potential. A fantastic opportunity for investors or those seeking a well-connected home close to everything Darlington has to offer.

- No Onward Chain
- Two Double Bedrooms
- Updated Kitchen & Bathroom
- Two Reception Rooms
- Close to Local Amenities & Transport Links
- Ideal First Time Buy or Investment

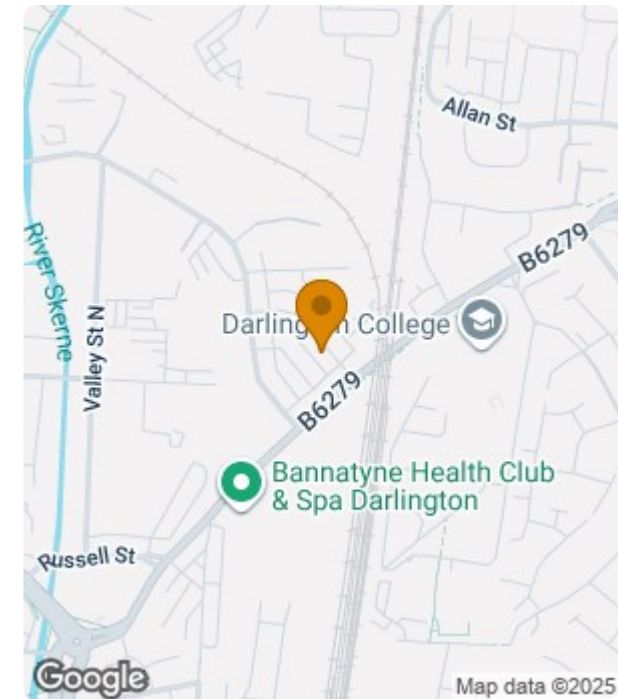


Montrose Street

Approximate Gross Internal Area
907 sq ft - 84 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		
(81-91) B		
(69-80) C		
(55-68) D	62	71
(39-54) E		
(21-38) F		
(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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