



**** STUNNING PROPERTY ** ** LARGER THAN AVERAGE ** ** TWO RECEPTION ROOMS ****
**** EXTENDED TO REAR ** ** LARGE FIRST FLOOR BATHROOM ****

We have pleasure in marketing this beautifully presented and improved two bedroom, two reception mid terrace property. Located in the ever popular Denes area of Darlington which lies within walking distance of the town centre and Memorial Hospital.

Having been extremely well cared for and maintained by the present owners over a number of years and we have no hesitation in recommending an internal viewing to fully appreciate the quality of this home.

A fantastic log burner has been installed to the lounge, separate dining room which is ideal for entertaining and there is a well appointed kitchen along with useful utility/store room to the rear of the ground floor.

Two excellent sized bedrooms can be found to the first floor along with an oversized bathroom with hydrotherapy shower cubicle and separate panel bath. The home is in excellent decorative order, fully double glazed, CCTV and benefits from gas central heating via a Baxi 'Combi' boiler.

Barningham Street, Darlington, DL3 6NT

2 Bed - House - Mid Terrace

Offers In The Region Of £87,500

EPC Rating D

COUNCIL TAX BAND A

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It will certainly appeal to a variety of buyers including a first time buyer, small family or as an investment opportunity.

GROUND FLOOR

Entrance vestibule, good size lounge to the front with attractive log burner and vertical central heating radiator, separate dining room also with a vertical central heating radiator, useful under-stairs storage cupboard and a small open aspect through to the kitchen. The fitted kitchen provides an excellent range of wall and base units with laminate worksurface incorporating a sink unit with mixer tap, gas hob, chimney style cooker hood, electric oven, plumbing for a washing machine and a wall mounted boiler. Off the kitchen is an extremely useful utility/store room featuring further units and space for a fridge freezer.

FIRST FLOOR

The landing opens to all first floor accommodation, there is a hatch allowing access to a board loft with lighting. There are two good size bedrooms both in excellent decorative order complimented by the sizeable bathroom with white suite, comprising panel bath, wash hand basin, WC and separate hydrotherapy shower cubicle.

EXTERNAL

There is an enclosed yard to rear.

Please Note: Council Tax Band A. Freehold basis.

ENTRANCE VESTIBULE

LOUNGE

12'7" x 13'7" (3.84 x 4.16)

SEPARATE DINING ROOM

12'7" x 7'2" (3.84 x 2.20)

KITCHEN

9'3" x 6'5" (2.83 x 1.97)

UTILITY/STORE ROOM

7'3" x 7'0" (2.21 x 2.15)

FIRST FLOOR LANDING

BEDROOM

12'7" x 13'6" (3.84 x 4.12)

BEDROOM

9'3" x 10'4" (2.82 x 3.17)



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BATHROOM/WC
6'6" x 9'2" (1.99 x 2.81)

FRONT ELEVATION

REAR YARD



Barningham Street

Approximate Gross Internal Area
797 sq ft - 74 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. 2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	56	77
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Robinsons Tees Valley

Darlington Sales, DL3 7RX

01325 484440

darlington@robinsonsteesvalley.co.uk

www.robinsonsteesvalley.co.uk