



\*\* LARGE SCALE MID TERRACE \*\* \*\* DECEPTIVELY SPACIOUS \*\* \*\* THREE BEDROOM \*\* \*\* TWO RECEPTION \*\* \*\* DOUBLE GARAGE \*\*

We anticipate demand to be high for this generous, three bedroom mid terrace property brought to the market with no onward chain. Located just off North Road pleasantly positioned with forecourt garden so the property is not directly overlooked. The double garage to the rear will certainly appeal to a variety of buyers allowing secure parking or storage great for a DIY or mechanical enthusiast.

The home itself provides excellent family living accommodation and we have no hesitation in recommending an internal viewing at your earliest opportunity.

#### GROUND FLOOR

Entrance vestibule leading to a light and airy hallway with stairs to the first floor. Two excellent sized reception rooms ideal for entertaining family and friends both with feature fireplaces. The lounge to the front with original coving, separate dining room with walk-in understairs storage cupboard and French doors, good size kitchen with a range of wall and base units with laminate work surfaces, stainless steel sink unit with mixer tap, gas hob, chrome chimney style cooker hood, electric oven and a wall mounted 'Combi' boiler.

#### FIRST FLOOR LANDING

Split level landing area with feature arched area, walk-in dressing room/wardrobe with loft hatch access to the attic area with potential for conversion, linen cupboard, two windows to the side elevation allowing natural light, three bedrooms perfect for a growing family, two double and a single, bathroom with four piece suite comprise bath, wash hand basin, WC and separate shower cubicle.

#### EXTERNALLY

Enclosed yard to rear along with a versatile outside store which could also be used as an office. Double garage with up and over door, lighting, power and pedestrian side door.

Please Note: Council Tax Band B.

**Denmark Street, Darlington, DL3 0LP**

**3 Bedroom - House - Mid Terrace**

**Offers In The Region Of £120,000**

**EPC Rating: D**

**Tenure: Freehold**

**Council Tax Band: A**

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS *Tees Valley*

# Denmark Street, Darlington, DL3 0LP

Tenure: Freehold.

Robinsons Tees Valley Estate Agent, 7 Duke Street, Darlington, Co Durham, DL3 7RX

Email: [darlington@robinsonsteesvalley.co.uk](mailto:darlington@robinsonsteesvalley.co.uk) Telephone: 01325 484440

## ENTRANCE VESTIBULE



## LOUNGE

12'5" x 14'11" (3.81 x 4.56)

## SEPARATE DINING ROOM

12'5" x 14'11" (3.81 x 4.56)

## KITCHEN

14'9" x 7'1" (4.52 x 2.18)

## FIRST FLOOR LANDING

### BEDROOM

9'6" x 15'1" (2.91 x 4.61)



### BEDROOM

9'6" x 13'11" (2.91 x 4.26)

### BEDROOM

6'0" x 10'4" (1.83 x 3.17)

## WALK IN DRESSING ROOM/WARDROBE

## BATHROOM/W.C

6'10" x 11'3" (2.10 x 3.44)



## REAR YARD

## DOUBLE GARAGE

15'10" x 14'7" (4.83 x 4.45)

## STORE/OFFICE

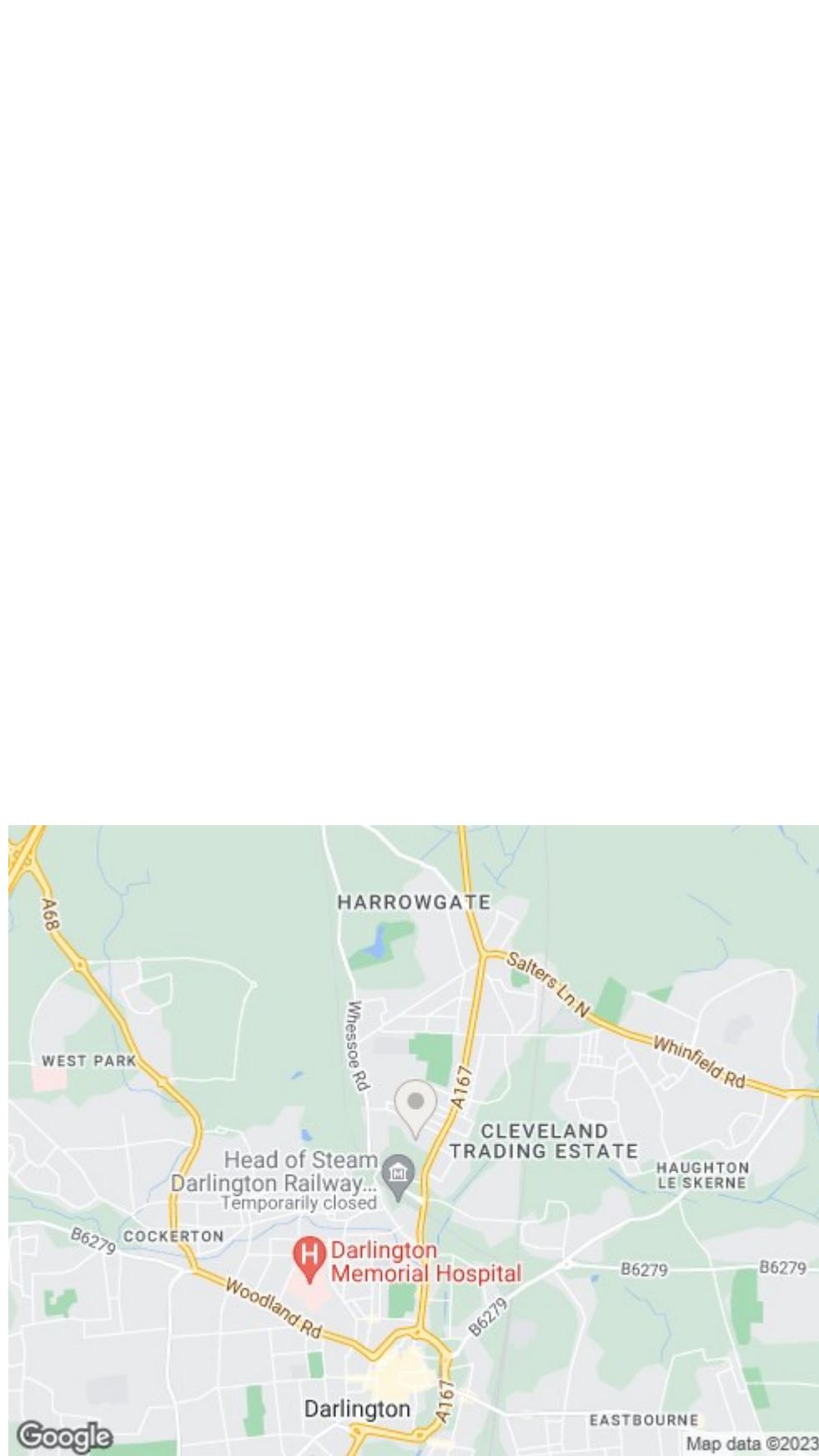
6'4" x 6'9" (1.95 x 2.08)



## FRONT ELEVATION



## Denmark Street, Darlington, DL3 0LP



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. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating to these services.

# Denmark Street

Approximate Gross Internal Area

1518 sq ft - 141 sq m

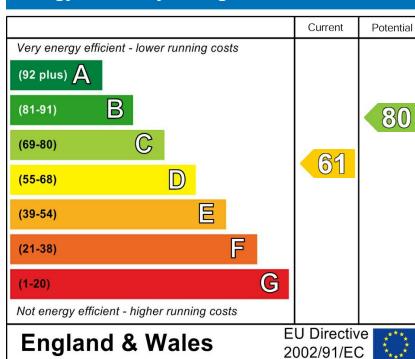


#### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

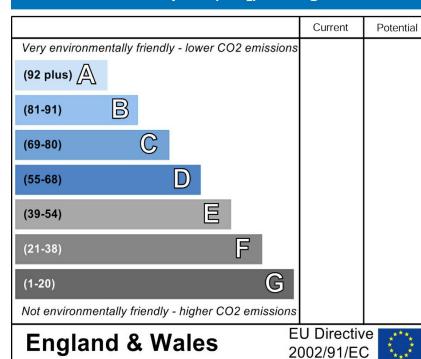
All measurements, walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2022

#### Energy Efficiency Rating



#### Environmental Impact (CO<sub>2</sub>) Rating



Robinsons Tees Valley  
Darlington Sales, DL3 7RX

01325 484440

[darlington@robinsonsteesvalley.co.uk](mailto:darlington@robinsonsteesvalley.co.uk)