



**\*\* WALKING DISTANCE TO SOUTH PARK \*\* \* POPULAR TOWN CENTRE LOCATION \*\***  
**\*\* IDEAL FIRST TIME BUY or INVESTMENT OPPORTUNITY \*\* \* ATTIC ROOM \*\***  
**\*\* SPACIOUS TWO BED/TWO RECEPTION \*\***

We anticipate demand to be high for this superbly positioned and fine example of a mid terraced property. Having been extremely well cared for and maintained it will certainly appeal to a variety of buyers.

The town centre can be found within easy reach as is the railway station and only a few minutes walk is required to South Park where you can enjoy scenic beauty.

The property itself is beautifully presented by the present owner with spacious, yet manageable accommodation. There is also a useful attic with power with two double glazed Velux windows and is ideal for storage. There is a bathroom with four piece suite, useful utility/store room off the kitchen, uPVC double glazing and gas central heating.

We have no hesitation in recommending an internal viewing at your earliest opportunity.

#### GROUND FLOOR

Entrance vestibule with glazed door leading to a light and airy hallway, two reception rooms, the lounge located to the front with a feature fireplace with electric fire, bay window with fitted blinds allowing natural light and a pleasant open aspect leading to the dining room, perfect for entertaining family and friends. The dining room has ample space for a table and chairs and French doors leading to the rear yard. A well appointed kitchen provides a good range of wall and base units with laminate work surfaces incorporating a sink unit with mixer tap, gas cooker point, plumbing for an automatic washing machine and useful under stairs storage cupboard.

**Bedford Street, Darlington, DL1 5JU**  
**2 Bed - House - Terraced**  
**Offers Over £90,000**

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#### FIRST FLOOR

The landing opens to two well dressed bedrooms, the master with two windows both with fitted blinds flooding the room with natural light, the second bedroom is also a good size. A spacious bathroom with panelled corner bath, shower cubicle, wash hand basin and w.c. The attic room is accessible from the landing with two Velux windows, lighting, power and has been carpeted.

#### EXTERNALLY

There is a yard to the rear.

#### ENTRANCE VESTIBULE

#### HALLWAY

#### LOUNGE

11'4x10'8 plus bay (3.45mx3.25m plus bay)

#### DINING ROOM

11'3x11'4 (3.43mx3.45m)

#### KITCHEN

12'1x6'9 (3.68mx2.06m)

#### UTILITY/STORE

9'3x7'2 (2.82mx2.18m)

#### FIRST FLOOR LANDING

#### BEDROOM

14'8x10'6 (4.47mx3.20m)

#### BEDROOM

8'7x8'7 (2.62mx2.62m)

#### BATHROOM/W.C.

12'1x8'4 (3.68mx2.54m)

#### ATTIC ROOM

#### FRONT EXTERNAL

#### REAR YARD



Every care has been taken with the preparation of these particulars, 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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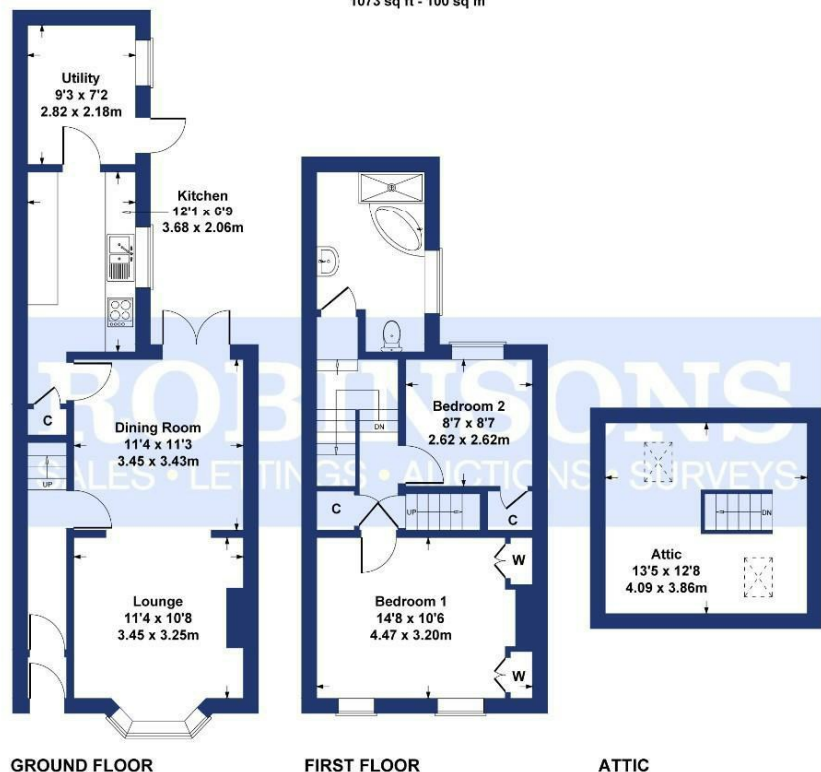
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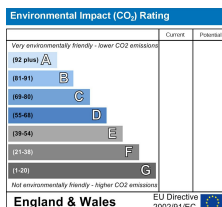
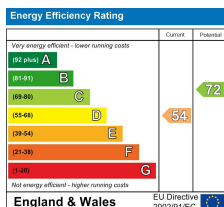
Dedicated Property Manager

**Bedford Street**  
Approximate Gross Internal Area  
1073 sq ft - 100 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. 2021



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