



Surtees Street, Darlington, DL3 6PR
3 Bed - House - End Terrace
£79,950

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



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Surtees Street, DL3 6PR

**** THREE BEDROOM END TERRACE HOUSE ****. **** POPULAR DENE LOCATION ****
**** TWO RECEPTION ROOMS ****. **** FITTED KITCHEN ****. **** IN NEED OF IMPROVEMENT ****.
**** EXCELLENT POTENTIAL ****. **** IDEAL BUY TO LET ****. **** NO ONWARD CHAIN ****

A larger than average three bedroom end terrace house located on Surtees Street in a popular residential area close to The Dene and local amenities including shops, a primary school and bus services.

The property requires some improvement and redecoration but offers excellent potential. Suitable for a first time buyer or ideal for a landlord/ investor looking for a buy to let property.

With the benefit of gas central heating and upvc double glazing the accommodation briefly comprises: Entrance Vestibule, Entrance Hall with staircase to the first floor, Lounge with bay window and feature fireplace, Dining Room, fitted Kitchen, Landing, three Bedrooms and Bathroom/ wc with a white suite and electric shower.

Externally there is an enclosed forecourt to the front and enclosed yard to the rear with double gates and outhouse.

GROUND FLOOR

Entrance Vestibule

Entrance Hall

Lounge

14'10 into bay x 11'8 into alcoves (4.27m'3.05m into bay x 3.35m'2.44m into alcoves)

Dining Room

13'0 x 11'8 into alcoves (3.96m'0.00m x 3.35m'2.44m into alcoves)

Kitchen

11'2 x 6'4 (3.35m'0.61m x 1.83m'1.22m)

FIRST FLOOR

Landing

Bedroom 1

13'0 x 9'4 into alcoves (3.96m'0.00m x 2.74m'1.22m into alcoves)

Bedroom 2

13'0 x 9'4 into alcoves (3.96m'0.00m x 2.74m'1.22m into alcoves)

Bedroom 3

9'4 x 5'8 (2.74m'1.22m x 1.52m'2.44m)

Bathroom/ wc

11'2 x 6'4 (3.35m'0.61m x 1.83m'1.22m)

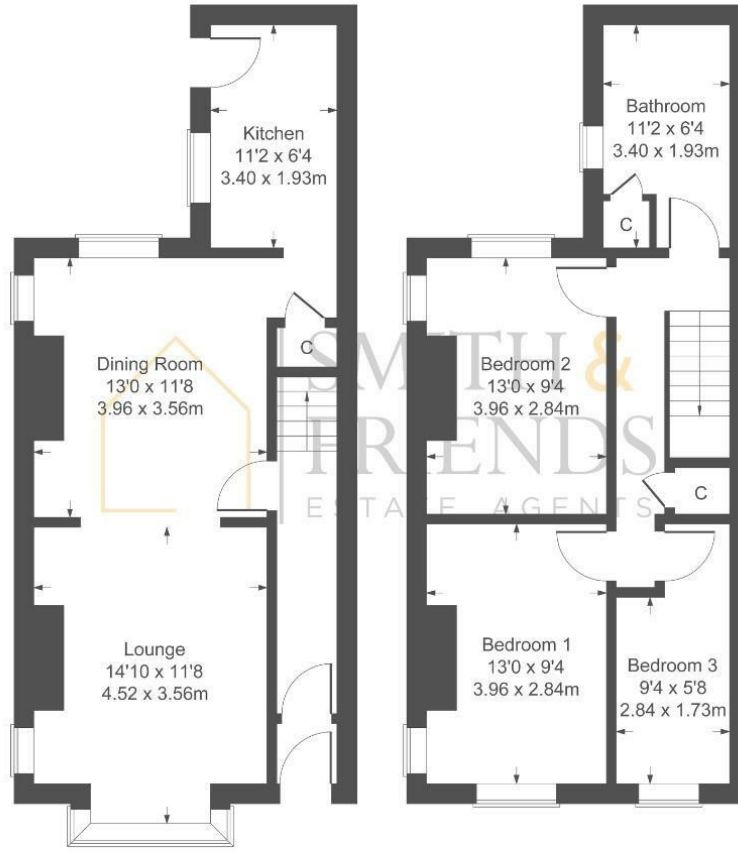






Surtees Street

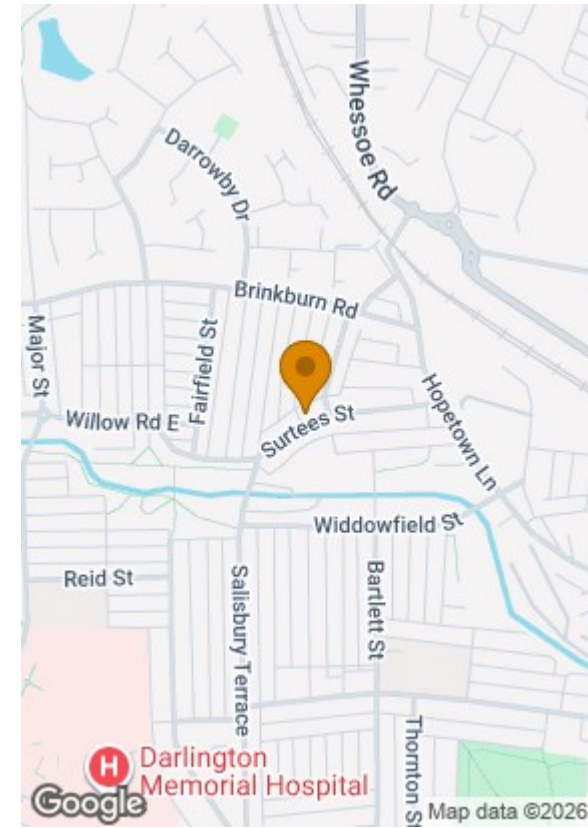
Approximate Gross Internal Area
959 sq ft - 89 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
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		59	76
(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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