



54 Barron Street, Darlington

Offers In Excess Of £85,000

Offered For Sale with NO ONWARD CHAIN. Occupying an extremely pleasing position within the ever popular Dene's area of Darlington we are delighted to offer For Sale an extended mid terraced period property. Barron Street is superbly positioned within walking distance of the local shops and amenities at both Cockerton Village and Darlington town centre. This delightful residence offers deceptively spacious accommodation over three floors including an entrance porch way, a welcoming entrance hallway, living room, dining room, a modern and most contemporary kitchen, two double bedrooms, a single bedroom, a home office and a modern family bathroom. Externally there is an enclosed yard to the rear. Ideally suited to a number of purchasers including the first time buyer this charming residence must be viewed internally to be appreciated.



54 Barron Street, Darlington

General Remarks

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A deceptively spacious three bed roomed mid terraced period residence

Recently refurbished

Gas fired central heating

UPVC double glazing throughout

Council Tax A

We recommend viewings at the earliest opportunity to avoid disappointment.

Location

Barron Street is located in the popular Denes area to the north west of Darlington town centre, conveniently placed within walking distance of a range of amenities including shops, bars restaurants and leisure facilities. Cockerton village and Darlington's Memorial Hospital are also within walking distance of this desirable residence. The property is well placed for travel to the business and commercial centres throughout the region via the A1M and the A66. Darlington's East Coast Main Line railway provides easy commuting to both Newcastle and York with London Kings Cross accessible within two and a half hours.

Entrance Porch Way

The property is entered through a UPVC double glazed door leading into an entrance porch way.

Entrance Hallway

The entrance hallway is tastefully decorated in neutral tones and is warmed by a central heating radiator.

Living Room

14'5" x 10'10"

The living room has a UPVC double glazed window overlooking the front of the property. Warmed by a central heating radiator and benefiting from a feature fire place with a tiled hearth.

Dining Room

7'1" x 12'10"

The dining room is situated to the rear elevation of the property. Warmed by a central heating radiator and benefiting from a tiled floor, partially panelled walls, an under stairs cupboard providing useful storage and a UPVC double glazed window.

Kitchen

14'10" x 8'1"

The kitchen is fitted with a range of wall, floor and drawer units

with contrasting worktops incorporating a stainless steel sink and drainer. The kitchen benefits from a tiled floor, an integrated electric oven with a gas hob and overhead extractor hood, plumbing for an automatic washing machine and two UPVC double glazed windows. A door leads out to the rear yard.

First Floor Landing

A staircase leads to the first floor landing.

Bedroom One

17'10" x 14'2"

A double bedroom warmed by a central heating radiator and benefiting from a UPVC double glazed window overlooking the front of the property.

Bedroom Two

7'1" x 8'10"

A single bedroom situated to the rear of the property. Warmed by a central heating radiator and benefiting from a UPVC double glazed window

Home Office

6'10" x 5'5"

This versatile room would make an ideal home office. Warmed by a central heating radiator and benefiting from vinyl flooring and a UPVC double glazed window to the side elevation of the property.

Bathroom

The bathroom has a tiled floor, a UPVC double glazed window and is fitted with a modern suite comprising of a panelled bath, a wash hand basin and a low level WC.

Second Floor Bedroom

16'0" x 12'10"

NOT a loft conversion, this is a purpose built bedroom with a full staircase which leads to the second floor where there is a further double bedroom. Warmed by a central heating radiator and benefiting from laminated flooring and a UPVC double glazed window overlooking the front elevation of the property.

Externally

Externally there is an enclosed rear yard.

