



32 Forster Street, Darlington Offers Over £65,000

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 a mid terraced period property. Forster Street is superbly positioned within walking distance of the local shops and amenities at both Cockerton Village and Darlington town centre. This ready to move in residence offers accommodation over two floors including an entrance porch way, living room, a modern and most contemporary kitchen, two bedrooms and a family bathroom. Externally there is an enclosed rear yard. Ideally suited to a number of purchasers including the first time buyer this charming residence must be viewed internally to be appreciated.



32 Forster Street, Darlington

General Remarks

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A two bed roomed mid terraced period property situated on Forster Street within the popular Dene's area of Darlington UPVC double glazed windows throughout

Gas fired central heating

Council Tax band A

We recommend viewings at the earliest opportunity to avoid disappointment

Location

Forster Street is located in the popular Dene's 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 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 wooden entrance door leading into a welcoming entrance porch way. The porch way is tastefully decorated in neutral tones.

Living Room

12'0" x 14'9"

The living room is tastefully decorated in neutral tones. Warmed by a central heating radiator and benefiting from a UPVC double glazed window overlooking the front of the property, a further window to the rear of the property and a gas fire.

Kitchen

13'10" x 5'9"

The kitchen is fitted with a range of wall, floor and drawer units with contrasting worktops incorporating a stainless steel sink and drainer. Warmed by a central heating

radiator and benefiting from vinyl flooring and a UPVC double glazed window overlooking the side of the property.

Downstairs Bathroom

6'10" x 5'10"

The bathroom has vinyl flooring, a UPVC double glazed window overlooking the side of the property and is fitted with a suite comprising of a panelled bath, a wash hand basin and a low level WC.

Rear Passage Way

A rear passage way with a door leading out to the rear yard, there are floor to ceiling cupboards opposite the back door.

First Floor Landing

A staircase leads to the first floor landing.

Bedroom One

11'2" x 8'5"

A double bedroom overlooking the front of the property. Warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a UPVC double glazed window.

Bedroom Two

9'1" max x 5'8"

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

Externally

Externally there is an enclosed rear yard.

