



## 91 Cumberland Street, Darlington. Offers Over £60,000

Offered For Sale with NO ONWARD CHAIN and Competitively priced for a quick sale. We welcome to the market a two bedroomed mid terraced period property which is in need of some general updating. Occupying a most pleasing position on Cumberland Street within the popular Harrowgate Hill area of Darlington. In brief the property is comprised of a living room, dining room, kitchen, two double bedrooms and a bathroom. Externally the property benefits from an enclosed rear yard and a wooden structured garage. The garage can be accessed from the rear yard. This property will appeal to a number of purchasers including investors and first time buyers. We recommend viewings at the earliest opportunity to avoid disappointment.



# 91 Cumberland Street, Darlington.

## General Remarks

Offered For Sale with NO ONWARD CHAIN  
A fantastic opportunity has arisen to acquire a two bed roomed mid terraced period property situated on Cumberland Street in Darlington  
Gas fired central heating  
Council tax band A  
Competitively priced for a quick sale  
We recommend viewings at the earliest opportunity to avoid disappointment

## Location

Cumberland Street occupies a most pleasing position within the ever popular Harrowgate Hill area of Darlington. Conveniently placed within walking distance of the Town centre where you will find an abundance of amenities including shops, bars, restaurants and leisure facilities. The property is within close proximity to the A1M north and southbound as well as the A66 which would be beneficial for commuter access.

## Living Room

10'11" x 11'9"

The living room is situated to the front elevation of the property and is warmed by a central heating radiator.

## Dining Room

11'5" x 9'11"

The dining room is situated to the rear elevation of the property. Warmed by a central heating radiator and benefiting from a tiled fire place and an under stairs cupboard providing useful storage.

## Kitchen

12'4" x 6'3"

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 is warmed by a central heating radiator and benefits from vinyl flooring. A door leads out to the rear yard with a further door giving access to the integral garage.

## First Floor Landing

A staircase leads to the first floor landing.

## Bedroom One

11'10" x 11'0"

A double bedroom situated to the front elevation of the property. Warmed by a central heating radiator and benefiting from a UPVC double glazed window and built in wardrobes and a cupboard providing useful storage.

## Bedroom Two

11'9" x 10'0"

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

## Bathroom

5'10" x 6'3"

The bathroom is fitted with a suite comprising of a panelled bath with overhead electric shower, a wash hand basin and a low level WC. The bathroom benefits from a UPVC double glazed window to the side elevation.

## Externally

Externally the property benefits from an enclosed rear yard and a wooden structured garage. The garage can be accessed from the rear yard.

