



11 Barron Street, Darlington Offers In The Region Of £69,950

Offered For Sale with NO ONWARD CHAIN. Occupying an extremely pleasing position on Barron Street within the ever popular Dene's area of Darlington a superb opportunity has arisen to acquire a beautifully presented two bed roomed mid terraced period property. Barron Street is superbly positioned within walking distance to the local shops and amenities at both Cockerton Village and Darlington town centre. This residence offers accommodation over two floors including an entrance porch way, a hallway a beautifully presented lounge, a dining room, a contemporary kitchen, a rear passage way, two double bedrooms bedrooms and a bathroom. Externally to the rear of the property there is an enclosed yard. We recommend viewings at the earliest opportunity to avoid disappointment



11 Barron Street, Darlington

General Remarks

Offered For Sale with NO ONWARD CHAIN

A superb opportunity has arisen to acquire a two bed roomed mid terraced period property situated on Barron Street within the ever popular Dene's area of Darlington

Gas fired central heating

Council Tax band A

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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 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 door leading into an entrance porch way.

Entrance Hallway

The hallway is warmed by a central heating radiator and is decorated in neutral tones. Door's open into the downstairs accommodation and a staircase leads to the first floor landing.

Living Room

10'11" x 9'11"

The living room is situated to the front elevation of the property. Warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a wood framed bay window and a wooden fire surround with marble hearth and insert.

Dining Room

11'2" x 10'8"

The dining room is situated to the rear elevation of the property. Warmed by a central heating radiator and benefiting from a UPVC double glazed window.

Kitchen

6'9" x 6'9"

The modern and most contemporary 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 vinyl flooring, an electric oven, an induction hob, a fridge and a UPVC double glazed window.

Bathroom

5'10" x 6'8"

The downstairs bathroom has vinyl flooring, a UPVC double glazed window 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 runs between the kitchen and the bathroom and benefits from plumbing for an automatic washing machine.

First Floor Landing

A staircase leads to the first floor landing.

Bedroom One

14'9" x 10'0"

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

Bedroom Two

10'7" x 8'11"

Situated to the rear elevation of the property a further double bedroom warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a UPVC double glazed window.

Externally

Externally there is an enclosed rear yard.

