



## **36 Brougham Street, Darlington Offers In The Region Of £62,000**

Offered for sale with NO ONWARD CHAIN. An outstanding opportunity has arisen to purchase a mid terraced period property which is situated on Brougham Street in the North Road area of Darlington. Brougham Street occupies a most pleasing position and is conveniently placed within walking distance of the town centre where you will find an abundance of amenities including shops, bars, restaurants and leisure facilities. Ideally suited to a variety of purchasers including first time buyers or an investor looking for a fantastic investment opportunity. This residence provides accommodation over two floors including an entrance porch way, a well appointed lounge, a dining room, kitchen, two bedrooms and a family bathroom. Externally there is an enclosed rear yard We recommend viewings at the earliest opportunity to avoid disappointment.





# 36 Brougham Street, Darlington

## General Remarks

Offered For Sale with NO ONWARD CHAIN  
A pleasing opportunity has arisen to acquire a two bed roomed mid terraced period property occupying a most pleasing position on Brougham Street in Darlington  
Gas fired central heating  
UPVC double glazed windows throughout  
We welcome viewings at the earliest opportunity to avoid disappointment.

## Location

Brougham Street occupies a most pleasing position and is 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

## Entrance Porch Way

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

## Living Room

11'4" x 11'4"  
The living room has a UPVC double glazed window overlooking the front elevation of the property. Warmed by a central heating radiator and tastefully decorated in neutral tones.

## Dining Room

11'7" x 8'9"  
The dining room is situated to the rear elevation of the property. Warmed by a central heating radiator and decorated in neutral tones. French doors lead out to the rear yard.

## Kitchen

6'0" x 13'10"  
The kitchen is fitted with a range of wall, floor and drawer units with contrasting worktops incorporating a stainless steel sink and drainer. A UPVC double glazed door leads out to the rear yard.

## Bathroom

6'0" x 6'0"  
The bathroom has a tiled floor, 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.

## First Floor Landing

A staircase leads to the first floor landing.

## Bedroom One

12'11" x 11'4"  
A double bedroom warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a UPVC double glazed window and a cupboard providing useful storage.

## Bedroom Two

8'10" x 11'8"  
A further double bedroom warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a UPVC double glazed window and a cupboard providing useful storage.

## Externally

Externally there is an enclosed rear yard.

