



## 51 Kitchener Street, Darlington

### Asking Price £75,000

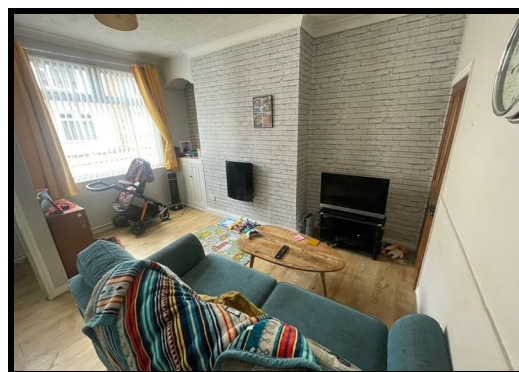
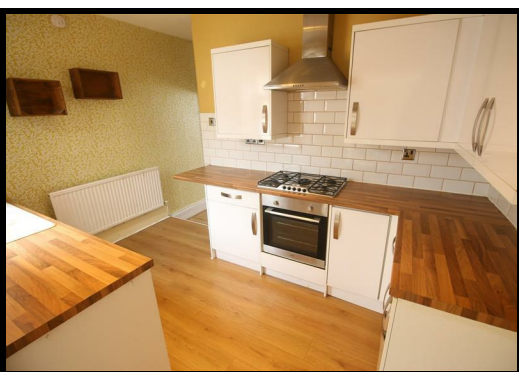
Occupying a most pleasing position on Kitchener Street, Darlington, this delightful two-bedroom terraced house presents an excellent opportunity for both first-time buyers and investors alike. The property is offered for sale with no onward chain, ensuring a smooth and efficient purchasing process.

Upon entering, you will find a welcoming atmosphere that is both comfortable and inviting. The layout of the house is practical, making the most of the available space. The two well-proportioned bedrooms provide ample room for relaxation and rest, catering perfectly to the needs of a small family or individuals seeking a cosy retreat.

The terraced design of the property not only enhances its character but also fosters a sense of community within the neighbourhood. Kitchener Street is conveniently located, offering easy access to local amenities, schools, and transport links, making it an ideal choice for those who value convenience and connectivity.

This property is a blank canvas, allowing new owners to personalise and make it their own. Whether you envision a modern update or prefer to maintain its traditional charm, the possibilities are endless.

In summary, this two-bedroom terraced house on Kitchener Street is a fantastic opportunity to secure a home in a desirable location, all without the hassle of a chain. Do not miss the chance to view this property and explore the potential it holds for you.





# 51 Kitchener Street, Darlington

## General Remarks

Offered For Sale with NO ONWARD CHAIN  
A fantastic opportunity has arisen to acquire a two bedroom mid terraced property occupying a most pleasing position on Kitchener Street within the popular Dene's area of Darlington  
Gas fired central heating  
UPVC double glazed windows throughout  
Council Tax Band A  
We welcome viewings at the earliest opportunity to avoid disappointment

## Location

Kitchener 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 Kitchener Street. 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. The porch way benefits from laminated flooring.

## Living Room

10'9" x 14'0"  
The beautifully presented 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 UPVC double glazed window, laminated flooring and an under stairs cupboard providing useful storage.

## Dining Room

14'4" x 5'10"  
The dining room is warmed by a central heating radiator, is

tastefully decorated in neutral tones and benefits from laminated flooring. UPVC double glazed patio doors lead out to the rear yard.

## Kitchen

9'11" x 7'7"

The simply stunning kitchen is fitted with a comprehensive range of contemporary range of wall, floor and drawer units with contrasting worktops incorporating a ceramic sink and drainer. The kitchen benefits from a UPVC double glazed window and an integrated electric oven and hob with overhead extractor hood

## First Floor Landing

A staircase leads to the first floor landing

## Bedroom One

14'0" x 10'3"

A double bedroom warmed by central heating radiator, decorated in neutral tones incorporating a stylish feature wall and benefiting from a UPVC double glazed window and built-in wardrobes providing useful storage.

## Bedroom Two

7'7" x 7'6"

A further bedroom decorated in neutral tones, warmed by a central heating radiator and benefiting from laminated flooring and a UPVC double glazed window.

## Bathroom

7'10" x 4'1"

The bathroom has vinyl flooring, a UPVC double glazed window and is fitted with a suite comprising of a panelled bath with overhead electric shower, a wash hand basin and a low level WC.

## Externally

Externally the property benefits from an enclosed rear yard.

